

Cleveland Hwy Self-Storage Facility w/ Boat & RV Parking

CONDITIONAL USE APPLICATION
NARRATIVE

FEB-23

Applicant Name: John Hemphill



Hwy 129 Self-Storage Facility Development

Written Report in support of Rezoning Application and conditional use for Self-Storage Facility with Boat & RV parking

Property Address: 4916 Cleveland Hwy, Gainesville GA 30506

The Applicant is John S. Hemphill, Current Owner & Operator of A&A Mini Storage located at 2280 Hwy 81, Loganville GA.

Background for developing Self-Storage Facilities:

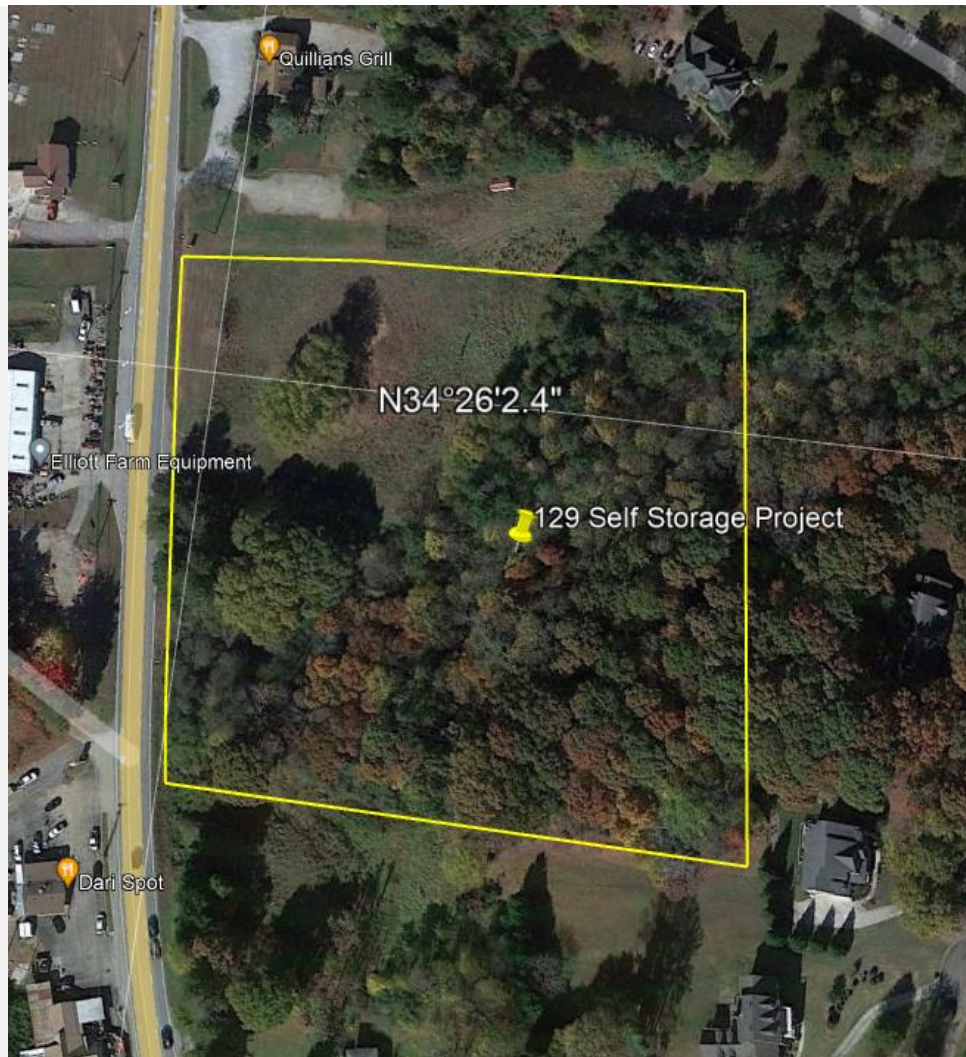
- Developed Self-Storage Facility from a green field site in 2004 and started operations the following year in Loganville GA, (Walton County)
- Phased build-out plan with 185 units currently
- In process with Walton County Planning to expand on adjacent 2 acres, purchased mid-2022 and expect to more than double unit capacity
- This is a family owned and operated facility
- Mr. Hemphill lives off Cleveland Hwy, approximately 7 minutes from new development site

Hwy 129 Self-Storage Facility Development

Subject Property

The subject property is a 7-acre lot located in North Hall County on Cleveland Hwy. Said property is approximately 5 miles south of Hall County's northern border, approximately 4 miles south of Clermont GA and approximately 6.5 miles north of Gainesville GA.

Due to the property frontage on Cleveland Hwy (S.R. 129), this site falls within Hall County's Gateway Corridors Overlay District, as defined in the Hall County Zoning Regulations. See Chapter 17.420 of the Hall County Zoning Regulations.



Hwy 129 Self-Storage Facility Development

Existing Use

The subject property is a greenfield site. It was previously used as a Health Care Facility. Health Care building(s) were demolished around 2012 and property restored to greenfield condition.

Proposed Development & Project Overview

Plans are to develop a Self-Storage Facility with a mix of conditioned and un-conditioned self-storage space in multiple buildings and Parking storage for small to medium Boats and RVs. Expect final number of storage units to be in the 500 to 550 range, totaling 77,050 sq feet.

- Facility will be developed in a phased approach over 2 to 5 years (2 phases).
- Given the terrain and slope of the property, able to utilize a little more than half of the property for storage units and parking, retention pond. Natural hardwood area in read will provide buffer for residential homes in adjoining the property.
- Normal operating hours will be 9:00am to 5:00pm, with most of the use in daylight hours. Access will be provided through a secure keypad entry process outside of normal operating hours as noted below.
- Access to the property will be provided through a gate access keypad that will operate between 5am and 11pm.
- Property security a priority; a Security system with cameras will be installed to make as safe and secure as possible.
- Outdoor lighting for facility will be the semi-cutoff type and meet GCOD standards
- We will install appropriate trees and/or shrubbery to obstruct view from neighboring residential properties to minimize view impacts and comply with Landscape buffer requirements.
- Storm water will be managed through an appropriately sized retention pond near the South/middle side of the facility. It will be surrounded by a fence and have an assess drive for maintenance.
- Site inspected by Jason E. Skarda, Hall County Engineering for potential spring. After inspection, he found no evidence of spring or water source on property. Report attached in Rezoning filing
- Property will be graveled until development of all buildings is complete. Once all buildings are complete, property will be paved around buildings, meeting paved parking requirements
- With Property being very heavily wooded, propose to leave as many mature and natural areas at rear of property (east side) and at right side of property (south side) to obstruct views from residential properties

Servicing Market Demand

The main building in front of property will hold the Office and un-conditioned units of various sizes. The others larger buildings will be a mix of conditioned and un-conditioned units. Unit make up will be in a

Hwy 129 Self-Storage Facility Development

range of dimensions, typical sizes being: 5'x5', 5'x10', 10'x10', 10'x15', 10'x20', 10'x25' and 10'x30'. Ultimate mix of units will depend on topography and market demand. In addition to Storage units, plans are to have a small amount of Boat and RV storage on the Southern border.

Operations

The facility will be manned by one full-time and one part-time staff. Expected office hours will be from 9:00am to 5:00pm, Monday-Friday. Weekend and Holiday hours will be by appointment only. Customer access, via secure keypad access, will be available daily from 5:00am to 11:00pm.

Zoning

The site is currently zoned Office-Industrial (O-I) and sits in the Gateway Corridor, subject to Gateway Corridors Overlay District (GCOD) zoning regulations. The Planned Commercial Development (PCD) zoning district permits Warehousing as a Conditional Use upon the approval of the Planning Commission. Additionally, the GCOD permits Self-Storage as a Conditional Use, upon approval on Board of Commissioners.

The purpose of this narrative and supplemental information is to provide clarity on the intended use of the property and affirmatively demonstrate that the use as a Self-Storage facility will meet the requirements of the Zoning code, vision of the Comprehensive Plan and is following the GCOD overlay district requirements. With this information, we respectfully request approval for the Conditional Use of Self-Storage as provided for by the GCOD.

Self-Storage is a low intensity use, generating low traffic volumes and minimal demand on community resources. It is a service-related operation providing storage solutions to area residents.

This property is located among many existing community commercial uses and sits within the Mixed-Use Corridor as noted in the comprehensive plan. Surrounding commercial businesses include, but not limited to retail restaurants, furniture store, farm equipment store, and fabrication and machine repair shop -- all along Cleveland Highway.

These plans are designed to best utilize level areas on the property and provide a natural barrier to the residential properties in rear and sides of property. The site plans might need to be adjusted slightly to accommodate stacking of traffic entering facility or other unknown factors due to topography. Vehicles entering facility while towing will be requested to enter facility from South, utilizing turnoff lane and better accommodate stacking. We will work with Hall County Planning to adjust if needed and as detailed engineering plans considering topography are finalized.

Hwy 129 Self-Storage Facility Development

Neighboring Properties

The site is bordered by 7 properties, one is a commercial property zoned (S-S) and six residential properties zoned (PRD). Five lots are in the River Walk subdivision, with one of them being a non-buildable drainage lot, others have residential homes. The sixth residential lot on the South border, on Cleveland Hwy, is owned by City of Gainesville and zoned (PRD). The commercial property to the North is a retail restaurant: Quillians Grill. On the norther boarder, there is a easement strip for a Georgia Power line.

Project Development

Vehicular Access & Parking

The property will be accessed from Cleveland Hwy (129) utilizing a deceleration lane as prescribed by GDOT engineers (approximately 100 ft). Report from GDOT Officer, Parker Niebauer, is included in the package. 12 Parking spaces have been designated in site plan near the office, with one being a handicapped space. Up to 7 of the parking spaces in front will be used to accommodate small moving vehicles and trailers to meet moving demand needs for customers that do not have trucks and trailers.

Vehicle Flow

For Traffic control we will direct traffic around facility utilizing traffic direction arrows to minimize two-way traffic. Area in front of Maintenance Facility (back left) will be used as a turnaround for larger vehicles.

Boat & RV Parking

For Boat and RV Parking we will have a limited amount, 10 total. The 4 spaces in front will be limited to a total length of 25ft. The spaces in rear will accommodate a total length of up to 35 feet. There will be no wash station for Boats and RVs. For larger vehicles or trucks with trailers entering facility, we will have a GDOT required deceleration lane to help support stacking. Gate entry will be XX feet off the highway shoulder to help support Trucks with Trailers entering facility. Site plans have considered space needs for maneuvering into and around the storage facility.

Utilities

Plans are to have electrical service, water service, and water waste septic system. Outside water spicket will be available, but under lock at the rear of the Office. Water is available from Hall County. Previously serviced up to December 2010. Wastewater disposal will utilize an in-ground septic system. Only use will be for an office bathroom and sink

Hwy 129 Self-Storage Facility Development

Lighting

Outdoor lighting for facility will be the semi cutoff type and meet GCOD standards. Some pole lighting might be required to appropriately light facility. Security is a very important consideration for insuring a safe and pleasant experience for customers. LED Lighting wall packs will be utilized along the perimeter of the buildings to adequately light building entrance and drive aisles.

Road Signage

Signage will be within Gateway standards, up to 10 ft. above street grade and up to 64 sq ft on each side. The sign structure shall be constructed of the same materials that are used in the facade of the principal building. Expect to have external lighting on the sign for nighttime visibility. Example:



Transitional Buffers

Buffers on the North and South property lines will be planted with a landscape stripping to include a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet height at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center. The planting will also be done in the back right corner, on the East/South boundary, where trees are removed. Our objective is to maintain and keep as many of the mature hardwoods as possible as a natural buffer. We will consult with Planning Director to ensure appropriate vegetation is in place to provide a dense visual screen with neighbors.

Hwy 129 Self-Storage Facility Development

Architectural Design and Materials

Plans are to utilize Betco Inc to design and build units. Exterior endcap facade will be brick (as illustrated in pictures), to meet GCOD standards, and metal in the mid sections. Betco has designed and installed storage buildings since **1984** and have managed to become a leader in the self-storage industry. Betco builds quality products and provides value-added services to their clients. They have established the highest standards and have truly set themselves apart from the competition. As a result, Betco continues to be the premier single-source mini-storage manufacturer in the industry.

Variance request:

1. Request to have black chain link fence outside of Corridor distance (beyond 300 ft from centerline). 6 ft chain link fence with barbed wire at the top is a more secure and economical option. Visibility of chain link fence from Cleveland Hwy will be almost non-existent.
2. Buffer Variance request along South boarder adjoining the property owned by the City of Gainesville. Request buffer be reduced from 25 feet to 10 feet. Steep topography of property makes the need for this request.
3. With reduced buffer to 10 ft, request exemption to install a finished 6ft wall. The City of Gainesville owns the property and will most likely build a government facility on the site. Currently site is being used to dump concrete pillars disposed from other sites. Very unlikely that anyone would want to build a primary residence on Cleveland Hwy with high level of traffic on highway.

Illustrations of expected design materials

Gate material will be utilized to meet GCOD standards. 5-to-6-foot Metal gating consistent with pictured here will be used



Hwy 129 Self-Storage Facility Development

Gate material outside of GCOD, 300 feet back (6ft Black coated chain link fence, with barbed wire on top)



Hwy 129 Self-Storage Facility Development

- Building #1 - outside end caps will be Bricked in accordance with GCOD Requirements. Brick will run the length of the wall with about 6 to 8 inches unbricked near the doors, consistent with picture shown. 2 story office in Building #1 will also be bricked on the front and rear facade. Left and right side of the 2nd floor will be tan consistent with remaining property. Guttering and Rollup doors will be Green, metal sections between doors will be a light tan very consistent with picture noted here. Brick material consistent with picture below will be utilized.
- Building #2 - Left (North) side of will be bricked in a consistent manor along the full length. The remaining 3 sides will have exterior units with rollup doors.
- Building #3 - is inside all other buildings and will have outside units with rollup doors on all 4 sides. No space to put Brick on exterior and building out of view from Cleveland Highway.
- Building #4 - will brick (South) right side end cap of long section next to paving; no unit doors will be accessing exterior. Front and left sides will have exterior units with rollup doors the full length of the sides. Rear will be metal in a consistent tan color facing woods behind property.
- Building #5 - will brick rear (south) and two (east/west) sides. Left (north) side will have rollup doors for units.
- Building #6 – with distance from Highway and being hidden and out of view by other Building, request to have metal on all sides in a consistent tan color.
- Maintenance Facility will be a 30X40 Building with rollup door and standard walk-in door in front. Given distance from road, beyond 300 ft from center line and near back of property, plans are to have a metal exterior in a consistent tan color.
- See illustration for site plan with Yellow highlighted sides that will be **bricked** noted.



Hwy 129 Self-Storage Facility Development

Exterior Brick material example on North and South sides.



Hwy 129 Self-Storage Facility Development

Exterior Brick material facing road frontage



Office will have an awning consistent with pictured above and windows facing the street to match.