



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning & Development

**Date:** October 23, 2023

**Subject:** **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval | 17.420.050. outdoor storage | on 20.16± acres | Proposed Use: outdoor storage within Gateway Corridors Overlay District | Dutton Properties, applicant.**

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The request before you is the application of Dutton Properties for a Use Subject to County Commission Approval to allow outdoor storage within Gateway Corridors Overlay District. This item is located within Commission District 3.

At their October 2, 2023 meeting, the Hall County Planning Commission voted to recommend approval with ten (10) conditions **(4-1, Pilcher opposed)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **seven (7) people spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

#### Planning Commission Conditions:

1. The development shall occur as depicted on the site plan dated September 29, 2023 and described in the updated project narrative dated September 29, 2023, modified for compliance with zoning conditions and Hall County regulations. Minor changes can be approved by the Planning Director, provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those listed herein.
2. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been

stored on the property shall be properly disposed of or stored in accordance with applicable regulations.

3. The development, including any signage, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420.050](#)). No variances are granted from these standards.
4. The applicant shall coordinate and receive approval from the Georgia Department of Transportation for the site access and proposed location of the covered storage areas.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
7. All conditions of zoning shall be made part of any plans created for the property.
8. The hours of operation for the self-storage facility shall be 6:00am-11:00pm, Monday through Sunday.
9. The roof material for the covered parking shall be standing seam architectural metal roof panels, with the color to be approved by the Planning and Development Director.
10. The 10,800 sq. ft. warehouse at the rear of the property as shown on the concept plan shall be allowed to utilize metal siding.