



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: February 26, 2024

Subject: **(B) 0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract | Proposed Use: Self-storage facility | Double E Properties, LLC, applicant**

The request before you is the request of Double E Properties, LLC for Variance from 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet to allow a self-storage facility. This item is located within Commission District 3.

At their February 5, 2024 meeting, the Hall County Planning Commission voted to recommend approval with twelve (12) conditions **(5-0)**.

There was one **(1) comment submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan submitted on December 19, 2023 and as described in the project narrative submitted on December 8, 2023 as well as the architectural renderings labeled as Exhibits A and B, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The area designated as "Potential Future Development" on the site plan is not approved as a function of this decision. Development of the area designated as "Potential Future Development" shall require a separate review and be subject to development standards in place at time of submittal.
2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420), except as described in the conditions herein.

3. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
4. Any proposed building shall be no greater than three (3) stories in height, in addition to one (1) basement level.
5. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
6. All conditions of zoning shall be made a part of any plat(s) or construction plans created for the property.
7. A 25 foot transitional buffer shall be required with a 6 foot opaque fence along tax parcel 09030 000029. A 25 foot buffer shall be required where the subject property is adjacent to agricultural-residential zoned property.
8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
9. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property:

"Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
10. Where storage buildings are located adjacent to drive aisles, parallel parking shall be provided and the drive aisles shall remain at least 26 feet wide.
11. A 6 foot high ornamental fence with brick or stone columns shall be installed along the right-of-way of Tribble Gap Road at the front entrance to the development.
12. Any chain-link security fence shall be vinyl coating, with the exception of the previously mentioned opaque fence.