



NARRATIVE REPORT
REQUEST FOR REZONING AND VARIANCE
HALL COUNTY, GEORGIA

RE: 9.39 acres located near 7316 Tribble Gap, Alto, GA 30510
Parcel ID 09030 000030

Double E Properties, LLC (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval and conditional use for a self-storage facility in the Gateway Corridor Overlay district. The property is currently PCD and AR-IV zoning and the proposed zoning is PCD (Planned Commercial Development). The applicant also requests a variance from the required 50’ buffer along residential properties to 25’.

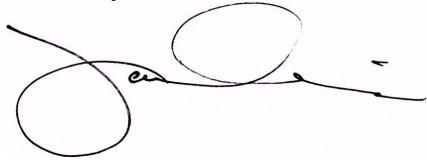
The primary use of this parcel is planned and intended to be used as dry and conditioned self-storage. The total amount of storage area is 172,400 sf. Two of the buildings will have access to the storage units from the interior and will be 3 levels with a basement. In addition to the buildings shown, there is potential for future development on the north end of the property. The use is undetermined but will correlate with a self-storage facility. The use would not be residential or retail. It is understood that the building materials must follow the Gateway Corridor Overlay District requirements. The applicant would like to request that any sides not visible from Hwy 365 be allowed to vary from these guidelines. The buildings are oriented so that most roll-up doors will not be visible from SR 365.

Outdoor storage is not proposed currently. However, it is understood that any outdoor storage will require opaque fencing within the Gateway Corridor Overlay district. Security fencing is shown on the site plan. Lighting will be LED security non-spill lighting and signage will concur with Hall County regulations. The possible septic system area is proposed as there will be one bathroom in each of the multi-story buildings.

There are two adjacent properties zoned PCD, two zoned AR-IV, and one adjacent property zoned PID. For the AR-IV properties, one is vacant and the other is a poultry house farm. The poultry houses are approximately 30’ from the property line. A tree replacement plan will be required and provided by the applicant before any land disturbance occurs. It is along these properties zoned AR-IV in which a variance of 25’ is requested for the buffer requirement.

The property is uniquely shaped with large portions of the property unusable due to floodplain and creek buffers. This will provide partial screening from SR 365 and neighboring properties to the north. The proposed self-storage facility uses only 3 acres of the 9.39 acres. The proposed use is consistent with recent commercial growth in the immediate vicinity and with adjacent properties. The proposed use will not have any adverse impacts to the environment and the current stormwater management regulations will be followed.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large circular flourish on the left side.

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC