



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: June 10, 2024

Subject: **4151 Nopone Road | Rezone | from Agricultural Residential IV (AR-IV) & Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a 14.06± acre tract | Proposed Use: Self-storage facility | John Hemphill c/o Cloudwalker Investments, LLC, applicant**

The request before you is the request of John Hemphill c/o Cloudwalker Investments, LLC to Use Subject to rezone from Agricultural Residential IV (AR-IV) & Suburban Shopping (S-S) to Planned Industrial Development (PID) to allow a self-storage facility. This item is located within Commission District 3.

At their May 20, 2024 meeting, the Hall County Planning Commission voted to recommend approval with eight (8) conditions **(5-0)**.

Staff recommendation: **Denial** as the proposed use is inconsistent with the Rural Residential future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 4, 2024, and as described in the project narrative submitted on April 5, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval unless noted below.
2. The total square footage of the storage facility buildings shall not exceed 175,000 square feet.
3. All access off Nopone Road shall be approved and permitted by Hall County Traffic Engineer, as required.
4. All conditions of zoning shall be made part of any plats or construction plans created for the property.

5. Normal office hours shall be 8:00am to 6:00pm. Access via a secure keypad for customers shall be limited to 5:00am to 11:00pm daily.
6. The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.
7. A 30' landscaped buffer shall be planted. A 6' opaque fence shall be installed along the eastern boundary adjoining North Hall Park and Community Center in combination with the required buffer. That 6' opaque fence shall start where the 200 foot length of wrought iron fence ends.
8. All roof panels shall be standing seam. Where all metal siding is allowed, all colors will be approved by the Planning Director or their designee. Buildings A and B will be required to be full masonry on the east, west and facing Nopone Road, the ends of Buildings C and D shall be full masonry product, and facing Nopone Road, and the rear elevation of Building H shall be full masonry product.