



# NORTH HALL SELF-STORAGE FACILITY W/ ENCLOSED BOAT & RV PARKING

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RE-ZONING & CONDITIONAL  
USE APPLICATION  
NARRATIVE

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Location Address:

4151 Nopone rd.  
Gainesville, GA 30506

Applicant: John Hemphill

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

The Applicant is John S. Hemphill, current Owner & Operator of A&A Mini Storage in Loganville GA.

Background for developing Self-Storage Facilities:

- Developed Self-Storage Facility from a green field site in 2005 and started operations the following year in Loganville GA, (Walton County).
- Phased build-out plan with ~200 units and currently expanding.
- This is a family owned and operated facility.
- Mr. Hemphill lives off Cleveland Hwy, approximately 5 minutes from this development site.

## Subject Property

The subject property is a 18.08-acre parcel located in North Hall County at 4151 Nopone rd. The site is located within the jurisdictional limits of unincorporated Hall County and near the corner of the intersection of Nopone rd. and Cleveland Hwy (Hwy 129 / SR 11). The site is bound to the north by the undeveloped portion of the said property zoned AR-IV/S-S; to the east by the North Hall Community Center, Park & Recreation fields (zoned S-S); to the South by Nopone rd. and to the West by an existing Gas station and Restaurant (zoned AR-IV/S-S). Property will be divided into 2 separate properties; 14 acres for the subject project and ~4.08 acres, on the north side, to remain with the existing owner.

## Current Property Status, Zoning & Existing Use

The site is in its existing condition and is mostly open pasture with short, dense vegetation and minimal trees on site. There is one existing curb cut to access property from Nopone Rd. and the existing drive goes to a building onsite. Current zoning of subject property is AR-IV/S-S (Agricultural-Residential-IV and Suburban Shopping)

## **Proposed Development & Project Overview**

Plans are to develop a Self-Storage Facility with 2 flex office spaces. Self-Storage will provide a mix of conditioned and un-conditioned drive-up self-storage space in multiple buildings and enclosed storage for Boats and RVs. 22 total building, of self-storage and enclosed Boat & RV units, totaling 193,610 sq feet. Traditional Self-Storage units will be between to be in the 650 to 750 range depending on ultimate configuration. Enclosed Boat & RV parking units will be 128 units. Plans are for 2 flex office spaces in Building A (Front) next to Self-Storage main office.

- The facility will be developed in a phased approach over 5 to 10 years. This phased approach is designed to avoid oversaturating area with excess capacity and providing flexibility to meet market demands.
- Normal operating hours will be 8:00am to 6:00pm, 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 6am and 11pm.
- Property security is a priority. A Security system with cameras will be installed to make facility as safe and secure as possible. Fencing around the property will provide an additional layer of security.
- Outdoor lighting for the facility will be the semi-cutoff type and meet development standards.
- We will install appropriate trees and/or shrubbery to obstruct view from neighboring properties to minimize view impacts and comply with Landscape and buffer requirements.
- Storm water will be managed through an appropriately sized retention pond near the east/middle side of the facility. It will be surrounded by a fence for safety and have an access drive for maintenance.
- Property will be asphalted as each section is developed.

## **Proposed Zoning - PID**

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 Storage facility will meet the requirements of the Zoning code and vision of the Comprehensive Plan. With this information, we respectfully request approval for the Conditional Use of Self-Storage as provided for.

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 and commercial owners. This property is located among many existing community commercial uses and sits within the Mixed-Use Corridor as noted in the comprehensive plan. Surrounding and nearby commercial businesses include, but not limited to retail restaurants, gas station, Landscaping materials & supply shop and appliance sale & repair shop -- all along Cleveland Highway.

These plans are designed to best utilize the lay of land and property grade. We will work with Hall County Planning to adjust if needed and as detailed engineering plans considering topography are finalized.

### **Servicing Market Demand**

The facility will have a good mix of Self Storage (conditioned and drive-up) units of various sizes. In addition, plans are to have enclosed units for storing boats and RVs. Self-storage unit make up will be in a range of dimensions, typical sizes being: 5'x5' up to 20'x30'. Boat and RV units will range in size: 14'x30' up to 20'x50'; Ultimate mix of units will depend on topography and market demand.

### **Operations**

The facility will be manned by one full-time and one/two part-time staff once fully operational. Expected office hours will be from 8:00am to 6:00pm, Monday-Friday. Weekend and Holiday hours will be by appointment only. Customer access, via secure keypad access, will be available daily from 6:00am to 11:00pm.

### **Protection for adjacent properties**

The parcels adjacent to the property are zoned AR-IV and S-S. Referencing Hall County municipal code Sec 17.260.020, there is no explicit buffer requirement for non-residential use. Project plan has a noted buffer of at least 30ft around property to provide adequate site shielding.

# Project Development

## Vehicular Access & Parking

The property will be accessed from Nopone road. 16 to 20+ Parking spaces have been designated in the site plan in front of the office, with one being a handicapped space.

## Vehicle Flow

For Traffic control we will direct traffic around the facility utilizing traffic direction arrows to minimize two-way traffic.

## Boat & RV Parking

Boat and RV parking will be in tall, enclosed storage units of various sizes. Gate entry will be over 80 feet off Nopone rd shoulder and ~65ft from property boundary to help support trucks with trailers entering facility and provide plenty of space for stacking. 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. Water is available from Hall County. Wastewater disposal will utilize an in-ground septic system. Septic system only use will be for an office bathroom and sink.

## Lighting

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

## Road Signage (Illustration)

Signage will be within zoning standards, up to 12 ft. above street grade and up to 96 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.



## Transitional Buffers

Buffers on the east and west property lines will be planted and landscaped as required by development standards. Fencing beyond 150 feet from Nopone rd. will utilize black chain link fence back to northern boundary. For planted area 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, (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. We will consult with the Planning Director to ensure appropriate vegetation is in place to provide a dense visual screen with surrounding properties.

## Architectural Design and Materials

Plans are to utilize TruSteel Buildings to design and build units. Street facing front and exterior endcap facade will be a mix of material. Lower section near ground will be a brick up to ~3 feet high and transition to a textured stucco material. Intent is to elevate appearance, with mix of material on Nopone road facing sides and endcaps. For middle and rear property endcaps a textured metal will be utilized.

## Illustrations of expected design materials

Gate and fencing material will utilize 6-foot commercial grade Metal fence consistent with picture below in front of facility. Fencing material beyond 150 of front property boundary will transition to black 6 ft chain link as pictured below.





## Building configuration and phased development plan

Phase 1 & 2	Square Ft	Type of Space
Building A	12,000	Hybrid Self-storage: will contain Office, 2 flex spaces, conditioned & unconditioned self-storage space in rear.
Building B	12,000	Hybrid self-storage with conditioned space on interior and unconditioned space on exterior
Building C	5,700	Unconditioned self-storage space
Building D	6,300	Unconditioned self-storage space
Building E	6,600	Unconditioned self-storage space
Building F	6,600	Unconditioned self-storage space
Building G	6,600	Unconditioned self-storage space
Building H	9,300	Unconditioned self-storage space
<b>Total sq ft</b>	<b>65,100</b>	

Phase 3 / 4	Square Ft	Type of Space
Building I	4,570	Unconditioned SS Boat & RV 30',35' & 40'
Building J	17,010	Unconditioned SS Boat & RV 45'
Building K	5,880	Unconditioned SS Boat & RV 35'
Building L	5,880	Unconditioned SS Boat & RV 35'
Building M	11,340	Unconditioned SS Boat & RV 45'
Building N	1,200	Maintenance Building
Building O	6,250	Unconditioned SS Boat & RV 50'
Building P	4,500	Unconditioned self-storage
Building Q	12,080	Unconditioned SS & SS Boat & RV 40'
Building R	8,800	Hybrid self-storage, conditioned space on interior and unconditioned space on exterior
Building S	8,800	Hybrid self-storage, conditioned space on interior and unconditioned space on exterior
Building T	12,000	Hybrid self-storage, conditioned space on interior and unconditioned space on exterior
Building U	12,000	Hybrid self-storage, conditioned space on interior and unconditioned space on exterior
Building V	5,600	Unconditioned SS Boat & RV 45'
Building W	7,350	Unconditioned SS Boat & RV 35'
Building X	5,250	Unconditioned SS Boat & RV 50'
<b>Total sq ft</b>	<b>128,510</b>	

**Combined Square footage 193,610**