

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant John Hemphill c/o Cloudwalker Investments, LLC

Request Rezone from Agricultural Residential IV (AR-IV, 17.120) and Suburban Shopping (S-S, 17.140) to Planned Industrial Development (PID, 17.180.090)

Proposed Use Self-storage facility

Size 14.06± acres

Zoning Current Agricultural Residential IV (AR-IV, 17.120) and Suburban Shopping (S-S, 17.140) | Proposed Planned Industrial Development (PID, 17.180.090)

Location **4151 Nopone Road** | Tax Parcel 12026 000004

Commission District Three

Planning Commission Date May 20, 2024

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

Record Number.....HZON24-0008

Planning Commission Recommendation**Approval, with conditions**
Vote: 5-0

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.

Excerpts from the minutes of the May 20, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

John Hemphill, 3382 Small Woods Lane, Gainesville, presented the request. The applicant stated that the storage will also have enclosed storage units for boats and RV's.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell questioned the timeline of the building phases. The applicant stated that each phase would take 2-3 years beginning with the buildings to the rear of the property depending on the market with an estimate of approximately 10 years for completion of the entire development. Mr. Hunt questioned the façade of the buildings. The applicant stated that only buildings facing the road will have masonry on the front façade and the end caps. The applicant stated that the roll up doors will be metal. Mr. Hunt stated that there was a concern with density and turning radius for trucks within the development. The applicant stated that he will be directing traffic with signage and striping, and if needed could remove the units at the ends to make turning space. Mr. Hunt questioned the landscape buffer along the eastern line. The applicant stated the development would have a 30 foot buffer with a complete security fence throughout the property. Mr. Hunt and Mr. Braswell suggested adding an opaque fence along the property line next to the county park. Further discussion was had regarding the galvanized roof colors and the fencing type for the development. Mr. Hunt stated that he would like an opaque fence along the county-owned property (eastern property line) and a black vinyl coated fence along the western

property line, with both of these fences to start after 200 feet of wrought iron fencing. Mr. Hunt further stated that he could not support more than 175,000 square feet of development.

***Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Varner.
Vote: 5-0***

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.

Staff Recommended 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.
2. The total square footage of the storage facility buildings shall not exceed 193,640 square feet.

3. A traffic impact study shall be completed prior to issuance of a land disturbance permit. Any improvements to Nopone Road required by either the traffic impact study or county traffic regulations shall be at the cost of the developer.
 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 8:00 a.m. to 6:00 p.m. Access via a secure keypad for customers shall be limited to 6:00 a.m. to 11:00 p.m. daily.
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Summary Analysis

The applicant is requesting to rezone 14.06± acres of an 18.07± acre parcel zoned Agricultural Residential IV (AR-IV, 17.120) and Suburban Shopping (S-S, 17.140) to Planned Industrial Development (PID, 17.180.090) for a self-storage facility, including enclosed boat and RV parking. The remaining 4.01± acres are to be combined with an adjacent parcel located at 4128 Cleveland Highway. The subject property is currently developed with a barn.

The surrounding properties are zoned Agricultural Residential IV (AR-IV), Residential I (R-I), and Suburban Shopping (S-S). The parcel to the southwest of the subject property is zoned Suburban Shopping (S-S) and is developed with a gas station and restaurant. The parcel to the south is zoned Residential I (R-I) and is developed with a single-family residence. The parcels to the north, east, and west are zoned Agricultural Residential IV (AR-IV) and are a mix of vacant and developed properties consisting of agricultural, residential, and municipal uses, including North Hall Community Center and Park to the west.

Per the submitted narrative, the applicant is proposing to develop a self-storage facility that includes enclosed boat and RV storage, an office, and two additional flex office spaces. The development will consist of 4 phases to be developed over 5 to 10 years as the demand allows. The concept plan shows phases 1 and 2 to be located on the south side of the property and will consist of 8 buildings with a total of 65,100 gross square feet. Phases 3 and 4 are shown on the north side of the property and will consist of 16 buildings with a total of 128,510 gross square feet. A stormwater management area and retention pond are depicted centrally within the property. Furthermore, there will be a 30 foot buffer around the north, east, and west perimeters of the parcel with a 10 foot buffer along the southwest property line adjacent to the Suburban Shopping (S-S) zoned parcel. The narrative indicates that the buffer will consist of a combination of evergreen trees, deciduous shade trees, and evergreen shrubs.

The submitted renderings depict buildings with street-facing facades and endcaps that will feature a combination of cementitious siding and stone accents, while internally-facing facades will include brick water tables with stucco material above. Middle and rear endcaps will be constructed of textured steel. The applicant proposes a 6 foot high commercial grade metal fence along the front of the property adjacent to Nopone Road. The remaining perimeter of the property will be enclosed by a 6 foot high chain-link fence. As described in the narrative, outdoor lighting will be semi-cutoff, potentially necessitating additional pole lighting to ensure adequate illumination across the property. LED wall lighting will be utilized along the perimeter of the building to provide additional visibility along building entrances and drive aisles.

Additionally, a proposed monument sign situated at the front of the property is depicted on the submitted site plan. It will be constructed using the same materials as those utilized in the primary building façade. No master sign plan has been submitted as part of the request; however, the applicant proposes to meet signage standards.

The property will feature a single ingress/egress point located on Nopone Road and a gated entrance will be installed to provide security for the facility. The narrative describes 16 to 20± parking spaces located in front of the office;. The concept plan also illustrates 26 foot wide access drive aisles between each building, utilizing directional arrows to guide traffic flow on the property. Water service will be provided by the City of Gainesville and an on-site septic system is proposed in the southeastern portion of the property.

The applicant proposes office hours to be 8:00 a.m. to 6:00 p.m. Monday through Friday. The weekend and holiday hours will be by appointment only. Customer access via secure keypad access will be available daily from 6:00 a.m. to 11:00 p.m.

Based on the future land-use plan, staff finds the requested zoning designation *is not inconsistent* with the Hall County Comprehensive Plan. The Comprehensive Plan’s future land use designation for the subject parcel is “Rural Residential”. The intent of this land use category is to preserve established residential/rural character and create a transition between Rural Areas and development in Residential Areas. Future development is envisioned to consist of residential and agricultural uses at low density; the proposal does not meet this standard.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **While there are no industrial uses within the surrounding area, there are adjacent properties with non-residential developments.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect nearby properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned (Agricultural Residential IV (AR-IV, 17.120). The property is currently developed with an agricultural use accessory structure.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The zoning proposal will not result in an excessive or burdensome use of local infrastructure.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The requested zoning designation is inconsistent with the future land use classification of Rural Residential in the Comprehensive Plan. The intent of this land use category is to preserve established residential/rural character and create a transition between Rural Areas and**

development in Residential Areas. Future development is envisioned to consist of residential and agricultural uses at low density.

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned; however, the property cannot be developed with a self-storage facility under the current zoning conditions.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently developed with an agricultural use accessory structure.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Industrial Development (PID, 17.180.090). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The development as proposed cannot be developed in any of the existing zoning districts without a rezoning request.**

15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance..**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.**
 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **The proposed development will utilize public water and private septic; as such, this is not applicable.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the

planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The proposed development does not contain any residential dwelling units, and as such is exempt from this requirement.**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated April 17, 2024, Emily McGahee stated, “Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation and septic system installation may be required after review of business plan.”

Hall County Fire Marshal

In an email dated April 18, 2024, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, “The Hall County Fire Marshal’s Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.”

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated April 18, 2024, Bill Nash, Director, stated the following:

Engineering:

This site may require stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

Access must meet Hall County Commercial standards. A trip generation report and turn lane analysis must be completed to determine if improvements to Nopone Road are warranted.

Utilities:

No gravity sewer lift station adjacent to site.

Georgia Department of Transportation

In an email dated April 18, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated that GDOT coordination is not required.

Hall County Tax Assessors

In an email dated April 17, 2024, Cher Melendez, Specialized Assessment Manager stated “property owner Bob Williams has been given notice of breach.”