



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (06/24/24)

REPORT TO: Voting Meeting (06/27/24)

ITEM NO: 342/2024

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 located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway (GA-11) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.) | **Proposed Use: Self-storage facility** | Commission District 3 | **John Hemphill c/o Cloudwalker Investments, LLC, applicant**

Meetings:

Work Session Date: 06/24/24

Voting Meeting Date: 06/27/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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 8:00 am to 6:00 pm. Access via a secure keypad for customers shall be limited to 5:00 am to 11:00 pm 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.

Purpose of Request:

History:

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 located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway (GA-11) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.) | **Proposed Use: Self-storage facility** | Commission District 3 | **John Hemphill c/o Cloudwalker Investments, LLC, applicant**

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
AD	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Tax Assessors Comments
- Fire Comments
- Notice Sign Photo