



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: July 8, 2024

Subject: **1560 Pine Valley Road | Rezone** | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract | **Proposed Use: Self-storage warehouse | Shadow Stone Partners, LLC, applicant**

The request before you is the request of Shadow Stone Partners, LLC to rezone from Planned Residential Development (PRD) to Planned Industrial Development (PID) to allow a self-storage warehouse. This item is located within Commission District 3.

At their June 17, 2024 meeting, the Hall County Planning Commission voted to recommend approval with eight (8) conditions **(3-1, Pilcher opposed and Sosebee absent).**

Staff recommendation: **Denial**, as the proposed use is not consistent with the surrounding zoning districts and the Comprehensive Plan.

Public Comment:

- June 3, 2024 HCPC: **Two (2) comments** were submitted in advance of the meeting and **four (4) people spoke in opposition** during the public hearing
- June 17, 2024 HCPC: **No comments** were submitted in advance of the meeting and **two (2) people spoke in opposition** during the public hearing.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 28, 2024, and as described in the project narrative submitted on April 22, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The facility shall be limited to 72,000 square feet total and to three stories, including the basement.

3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the development.
5. The facility shall be designed in accordance with the submitted renderings dated March 28, 2024. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the building. Vinyl or metal siding is prohibited. Final design shall be approved by the Assistant Director of Planning and Development.
6. The frontage strip shall include masonry columns every 50 feet and decorative iron fence. All other fencing shall be black vinyl-coated chain link.
7. 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.
8. There shall be a 30 foot buffer along the boundary adjacent to parcel 09124 000042B with the first 20 feet along the property line being undisturbed and the remaining 10 feet being a planted evergreen buffer. Final review of the landscape plan shall be subject to the approval of the Assistant Director of Planning and Development or their designee.