

April 5th, 2024

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

LETTER OF INTENT

Rezoning for The Village at Pine Valley (Hall County, GA) (3-Acre Outparcel)
Tax Parcel No. 09124 000039

Shadow Stone Partners, LLC submits this Letter of Intent and attached application for the purpose of rezoning a proposed 3.0 Acre Outparcel from an existing PRD Zoning to a Site Plan Specific PID zoning for the purposes of building a 2-story (with basement) Climate Controlled Self-Storage Facility. Sample Elevations are provided with this rezoning application and the applicant intends to build something of similar size and quality. The PID Zoning is one of the few current zoning designations that allow for self-storage and the applicant is agreeable to restricting any uses not associated with the Self-Storage Facility. Shadow Stone Partners feels that this area of the county is experiencing rapid growth and feels that a quality climate-controlled self-storage facility is needed in the area. Both adjoining properties (excluding the adjacent telecommunication facility) are zoned for high-density housing and include single-family attached townhomes and multi-family apartments. Additionally, there are several projects in the near vicinity along White Sulfur Road that are currently being built for high-density housing which include townhomes and apartments. A proposed 25' Transitional Buffer is being placed along both property lines and a 25' Landscape Strip is being proposed along Pine Valley to help screen portions of the development. Any required lighting will be LED security non-spill lighting and any signage will adhere with Hall County Regulations.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have. Shadow Stone Partners respectfully requests your approval of this application.

Respectfully,



Keith Cook (Shadow Stone Partners, LLC)