



AGENDA ITEM

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

REPORT TO: Work Session (07/22/24)

REPORT TO: Voting Meeting (07/25/24)

ITEM NO: 391/2024

SUBJECT: **1560 Pine Valley Road | Rezone** | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | **Proposed Use: Self-storage warehouse** | Commission District 3 | **Shadow Stone Partners, LLC, applicant**

Meetings:

Work Session Date: 07/22/24

Voting Meeting Date: 07/25/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

History:

1560 Pine Valley Road | Rezone | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | **Proposed Use: Self-storage warehouse** | Commission District 3 | **Shadow Stone Partners, 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
- Updated Site Plan
- Original Site Plan
- Maps
- Updated Elevations
- Original Elevations
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photo