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PLANNING & ZONING

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## REAL ESTATE COMPANY

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### **Narrative Project Summary**

AMERCO Real Estate Company (AREC) has prepared this application for the opportunity to receive Hall County's participation and counseling regarding the property located at 6619 Lanier Islands Parkway, Buford GA. AREC is the wholly owned real estate subsidiary of the U-Haul System.

U-Haul company of Atlanta North is proposing to amend approved site development plan dated 5/20/2020 for parcel 07355002002 to add truck and trailer rental use to the existing mini-storage facility located at 6619 Lanier Islands Parkway, Buford GA. The property is currently zoned PCD (Planned Commercial Development) and located in the Gateway Corridor Overlay District (GCOD). The proposed uses require a Conditional Use permit.

The site is existing and recently built and permitted as a self-storage facility. We are not proposing new buildings and new setbacks. All utilities are existing. Lighting is existing. Landscape screening and buffering is existing. The current property is screened by a chain link fence which was approved with the development site plan of the mini-storage facility. We are requesting to keep the current fence on the property. U-Haul is submitting a site plan with the proposed location of the truck and trailer rental vehicles - 12 parking spaces and the location of the existing office.

The provided parking is per approved development plan dated 5/20/2020, with total of 34 parking spaces.

Location and type for proposed illuminated sign is included with this application.

The property is being served by the following utility companies:

Water- City of Gainesville

Sewer- On site septic

Power - Sawnee EMC

Trash- Republic Waste

The propose use will not adversely affect the adjacent or nearby property. It will not cause excessive burdensome use of existing street, utilities, schools, police protection, public health facilities or emergency medical service. The proposed use is ancillary to the current use of the property and will not diminish property values.

**Business operation:**

U-Haul center characteristically serves the do-it-yourself household customer. The U-Haul Center will be staffed with 10-15 employees, both full-time and part-time. Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

U-Haul centers also provide truck and trailer sharing for household moving, either in-town or across country.

Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

Other policies:

- It is against policy for a business to be operated from a U-Haul storage room.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul centers are protected by video surveillance.
- U-Haul centers are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

**Traffic Study:**

U-Haul centers generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

<b>USE COMPARISON</b>					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with Hall County, as you review this Conditional Use permit application we are currently submitting.

Sincerely,

Lora Lakov  
AMERCO Real Estate - Planner