



Hall County Government

BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

January 27, 2023

3625 McEver Road, LLC
Attn: Charles Hipple
4763 Falling Brook Drive
Flowery Branch, GA 30542

RE: **Application to Rezone**

Dear Charles Hipple:

Please be advised that in its Voting Meeting on January 26, 2023, the Hall County Board of Commissioners voted to approve the following item.

3625 McEver Road, 3634 & 3640 Pleasant Hill Road | Rezone | from Agricultural-Residential-III (AR-III) to Planned Commercial Development (PCD) on a 11.36± acre tract located on the east side of McEver Road approximately 626 feet from its intersection with Whiting Road | Zoned AR-III; Tax Parcel 08032 000006, 000021A, & 000080 | **Proposed use: self-storage facility** | Commission District 4 | **3625 McEver Road, LLC, applicant.**

Conditions:

1. The development shall occur as depicted on the site plan presented. Minor changes can be approved by the Planning Director provided there is no increase in the square footage of storage area or number of buildings, there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance in Hall County development standards unless approved.
2. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process, including all GCOD standards (17.420.050). No variances from the Hall County standards are granted as part of this request, unless specifically approved and added as conditions to follow.
3. The applicant shall receive approval from the Georgia Department of Transportation (GDOT) for a commercial driveway.
4. A Landscape Plan shall be approved by the Planning Director prior to issuance of the Land Disturbance Permit (LDP).
5. Applicant shall submit architectural elevations of all four (4) sides of all structures for approval by the Planning Director with the following variances:
 - a. The north, west, and south walls of office building shall meet Gateway Corridor Standards.
 - b. The north and west portions of the three (3) two-story buildings shall meet Gateway Corridor Standards, the east and south of the

three (3) two-story buildings shall have metal sidings with the color to be approved by the Planning Director.

- c. There shall be standing seam metal roof panels with the color to be approved by the Planning Director.
6. Signage shall require a separate permit and must meet the Gateway Corridors Overlay District (GCOD) standards found in Section 17.420.060; No variances from the Hall County standards are granted as part of this request, unless specifically approved and added as conditions.
7. The buffers shall be protected in perpetuity by a deed that follows the property. The removal or modification of this condition shall require action by the Board of Commissioners (BOC).
8. All conditions of zoning shall be made part of any plats or construction plans created for the property.
9. A 200 foot undisturbed buffer shall be parallel to Pleasant Hill Road.
10. Office hours of operation shall be from 9 am - 6 pm, Monday – Saturday and there shall be no tenant access onto the property from 12 am – 5 am, Monday – Sunday.
11. All fencing requirements by Gateway Corridor shall be met.
12. There shall be no ingress and egress along Pleasant Hill Road.
13. Applicant shall work with Planning Director, if feasible, to install a 4 foot high berm, the length of the proposed buildings with evergreen tree vegetation along the side of property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Smith, Gilliam, Williams & Miles PA
Attn: Tyler Smith
PO Box 1098
Gainesville, GA 30503

Randi Doveton, Planning & Development Director