

Hometown Storage
3625 McEver Road
Application Narrative
March 4, 2025

Hometown Storage is a self storage facility located at 3625 McEver Road in Oakwood. Hometown Storage was granted a PCD on December 19, 2022 to build and operate a self storage facility with both climate and non-climate controlled units.

We are requesting approval to add Outdoor Storage to the facility as well as a small office space within our existing office building to house Cardinal Construction Inc.'s management function. Adding Outdoor Storage and Cardinal Construction's management function requires no change to the structures (square footage, number, design or materials) and buffers approved and currently in place.

Cardinal Construction Inc. ("CCI") is a related and integral party of the Hometown Storage business. CCI's President (Charles W. Hipple, Jr.) is a 34.6% owner in 3625 McEver Road LLC, the legal entity that owns and operates Hometown Storage. CCI operates and manages its construction business out of the Hometown Storage facility (primarily accounting services). The same person that performs these functions for CCI also maintains the accounting records and provides other management services for Hometown Storage. Customers of CCI do not and will not come to the Hometown Storage facility to conduct any business. CCI's presence at Hometown Storage will not be publicly visible or advertised.

Our Outdoor Storage will include UHaul rental trucks and trailers as well as car, boat, and RV ("Vehicle") storage. Offering UHaul truck rental and Vehicle storage a very common feature of a self storage facility. UHaul Rentals is a necessary business function for Hometown Storage since it is expected by many of our current and potential self storage customers in order to transport their goods to and from their self storage unit.

Refer to Attachment A for our final recorded plat and Attachment B for a magnified version that shows where the UHaul trucks and Vehicle storage will be located on our facility.

We have an open (unsecured) parking lot in the front of the facility where we would locate 2 UHaul trucks for rental. It is important to offer 2 trucks for rental in the unsecured lot so customers can pickup and drop off trucks outside of normal office hours when the security gate is closed. UHaul manages the virtual rental, pick up, and drop off function. A key lock box will be located at this lot so customers can pick up or drop off the truck keys with no human interaction.

We also have 103 secured outdoor parking spaces inside our gate. These parking spaces run around the perimeter of the facility. These secured spaces would be used for the Vehicle storage and additional UHaul trucks over the 2 trucks parked in the unsecured lot.

The 103 secured outdoor parking spaces can only be accessed between 5am and 12 midnight per Hall County requirements already agreed for the indoor storage units.

All buffers agreed in the property rezoning to PCD remain fully in place. Landscape screening vegetation is in place along the fence in front of McEver Road to shield the stored Vehicles from view from McEver Road. No additional road signage is proposed or required by this application.

In further support of granting this application, the property at 3709 Whiting Road, Gainesville, GA 30504 (adjacent to the Hometown Storage property) is also zoned PCD, operates a miniature golf course (The Oaks) and operates a UHaul truck rental dealership. The UHaul Truck rental/outdoor storage capability is significantly more essential to Hometown Storage's self storage business than to a miniature golf course.

The applicant respectfully requests that the application to operate a UHaul truck rental/outdoor storage and house CCI's management function in the Hometown Storage self storage facility be approved.