

Hometown Storage
3625 McEver Road LLC
Record # HZCU25-0010
Supplemental Application Narrative
May 2, 2025

On April 7, 2025, the Applicant appeared before the Hall County Planning Commission related to a Conditional Zoning Request to amend the conditions of the original zoning to a Planned Commercial Development on January 26, 2023. The changes being requested were:

1. Allow UHaul truck and trailer rental services,
2. Allow the outdoor storage of vehicles, boats, and recreational vehicles, and
3. Allow the office operations of Cardinal Construction Inc. to operate at this site.

The Planning Commission tabled consideration of this application at the April 7, 2025 pending receipt of additional information primarily pertaining to the time line of the planning, development, and approval process as it relates to outdoor storage, and the screening landscaping in place at the facility.

Planning and Development Approval Timeline

The following recaps the timeline of the planning and development process:

Date	Description
10/20/2022	Conceptual Site Plan prepared for Zoning Application, no outdoor storage
12/19/2022	Hall Co Planning Commission Approval of Rezoning to PCD
1/26/2023	Hall Co BOC Approval of Rezoning to PCD
2/14/2023	Initial Civil Plan (v3) submitted, no outdoor storage reflected
6/5/2023	Revised Civil Plans (v7) submitted, included 91 outdoor parking spaces (paved & gravel) and landscaping plan
7/24/2023	Revised Civil Plans (v9) submitted, included 91 outdoor parking spaces (paved & gravel), including landscaping plan
8/25/2023	Approval Permit for Site Development issued, including 91 outdoor parking spaces (paved & gravel) and landscaping plan
3/31/2025	As Built Plan submitted, includes 103 paved outdoor parking spaces

Outdoor Storage was not included in the Conceptual Plan or the first Civil Plan v3 submitted on Feb 14, 2023. Outdoor Storage was included on Civil Plan v7 submitted on June 5, 2023. No comments regarding Outdoor Storage were received as part of the review of Civil Plan v7 nor as part of Civil Plan v9 submitted on July 24, 2023.

Civil Plan v9 was the last version of the site plan submitted for review and approval. It included the Hall County BOC Rezoning Approval and Conditions, the original Conceptual Plan, the detailed Civil Plan v9, and it was approved for site development on August 25, 2023.

Changes to Civil Plan v9 – Paved Parking

The only change to the physical infrastructure between Civil Plan v9 and the As Built survey was to pave the outdoor parking/storage spaces vs. gravel. The cost of paving was not significantly greater than gravel, and paving is a much superior solution from a quality, esthetics, and appearance standpoint. The Hydrology and Stormwater plans were modified to accommodate the paved surfaces vs. gravel.

Landscape Plan – Outdoor Storage Screening

Both Civil Plans v7 and v9 that reflect outdoor storage include a Landscaping Plan for the facility that is compliant with the Gateway Corridor Standards and providing necessary buffering for the outdoor storage.

To provide buffering, the Landscape Plan included Red Maple (12) and Water Oak (3) trees for the front of the facility, and Leyland Cyprus (9) for the right side of the facility. Actually, 14 Red Maples and 4 Water Oaks were planted to provide appropriate screening.

In addition to the plan, 149 Boxwood hedge plants were planted along the front of the property to provide additional screening.

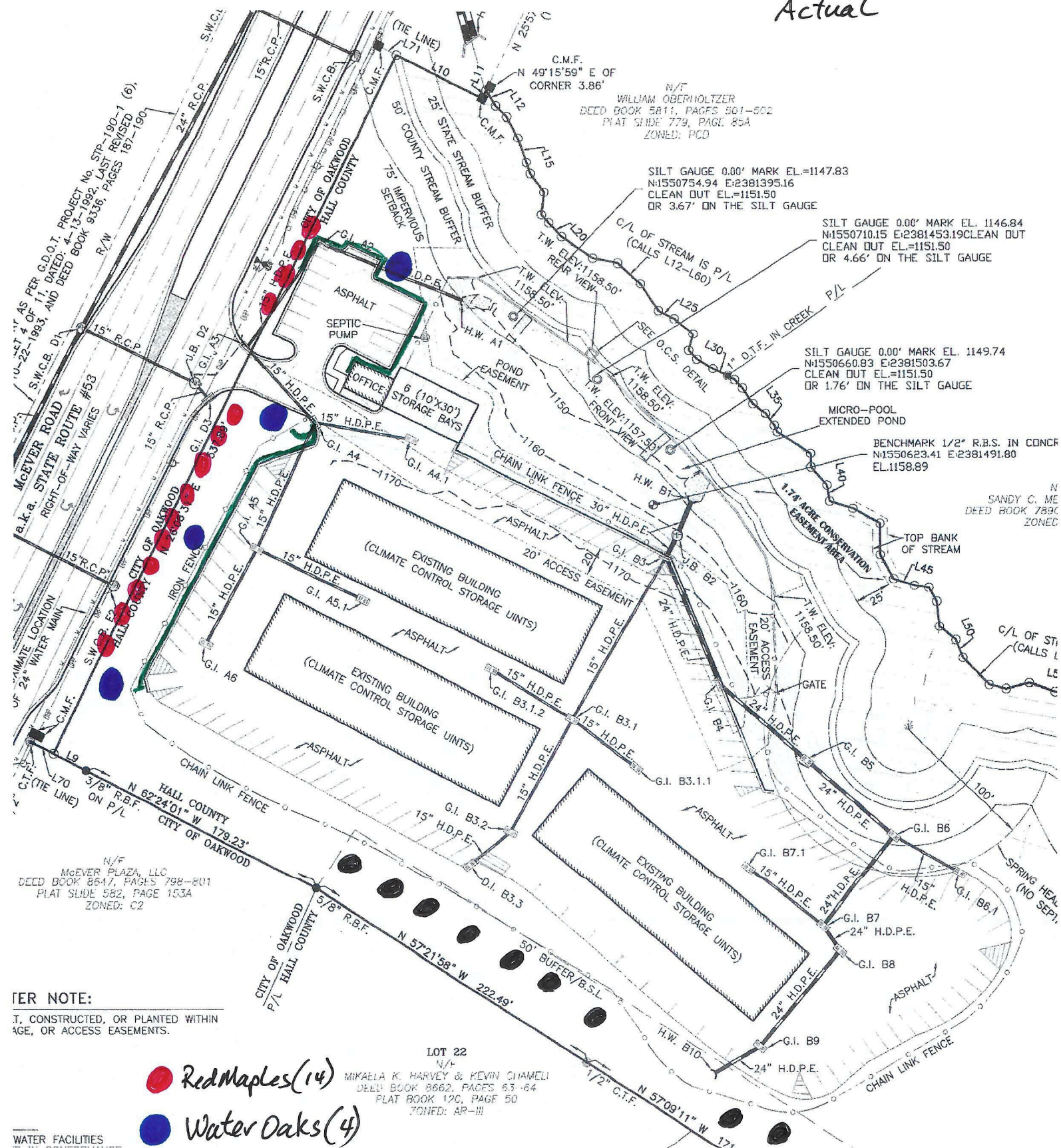
A recap of the Landscape Screening Plan and Actual is as follows:

Description	Plan	Actual
Red Maple Trees (front)	12	14
Water Oak Trees (front)	3	4
Leyland Cyprus/Arbor Vitae (right side buffer)	9	9
Box Woods along Fence/Front Perimeter	0	149

Boxwoods along the front fence were installed to provide additional hedge screening along McEver Road.

The marked-up Landscape Plan of the screening trees and plants actually installed is separately provided.

Landscape
Screening Plants
Actual



PER NOTE:

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AGE, OR ACCESS EASEMENTS.

- Red Maples (14)
- Water Oaks (4)
- Arbor Vitae (9)
- Boxwoods (149)

WATER FACILITIES