

**NARRATIVE****5162 Thompson Bridge Road, Gainesville, GA**

April 4, 2025

We are requesting to Amend Conditions of Zoning (ZON2009-00051) as related to Condition #8 regarding ownership and use of the property, as well as, approval of a Master Sign Plan. Free-Up Storage purchased this self-storage development in 2021. Conditions specific to the previous owner came to our attention when we recently applied for a sign permit.

**Background:** In 2009, this property was rezoned from Highway Business to Planned Commercial Development in conjunction with the adjacent property at 5174/5176 Thompson Bridge Road to allow outdoor yard sales. There was an internal pedestrian connection and a reciprocal parking arrangement proposed that was not implemented. Since the rezoning, the lot line between these two parcels was adjusted in April of 2019 by Plat separating the mini-storage development from the adjacent and unrelated commercial buildings. The property owner who was the applicant of the rezoning sold these two parcels to separate parties in 2021 and 2022.

**Property Information:**

- **Access:** There is no easement for a walk-through; the property is fully fenced with controlled access at the front and no entry points from other areas.
- **Retention Pond Maintenance:** We are responsible for maintaining the retention pond on our property.
- **Improvements Made:** Following the purchase, we installed parking as indicated on the site plan.
- **Signage:** There was previously a sign located at the old country store front, but it has come down twice in the last two years. We are proposing new wall signage.
- **Current Condition:** The property has trees bordering the left side, which are located outside the fence. We have not expanded the property's frontage since the purchase.

**We have made the following upgrades to the property:**

- Property has been repainted and all damaged metal repaired
- Fence on the right side of the property has been replaced with an 8-foot fence and a pedestrian gate has been added for emergency exit if there is loss of power
- More security cameras have been added to the property
- Asphalt work was done around the property
- Electric locks put on all the doors to buildings
- Glass replaced on window in old Murrayville store

**Requests:**

- Eliminate the condition limiting approval to a specific owner.
- Recognize this property as an independent parcel with its own conditions.
- Approval of a Master Sign Plan

**MASTER SIGN PLAN**

**Wall Signage**

- A. 48.8 square foot internally illuminated sign on the front elevation of the “One Story Building” not to extend above the building fascia.
- B. 30 square foot sign on the front elevation of the “Office Building” not to extend above the building fascia. This sign may or may not be internally illuminated.
- C. Existing channel letters “Climate Controlled” on Building E to remain.

**Freestanding Sign**

Existing freestanding sign to be replaced with a Monument style sign in compliance with County ordinance having a maximum sign area of 64 square feet, height of 10 feet and being 15 feet from any property line.

**Temporary Signage**

Any future temporary signage will comply with County ordinance.

We have maintained the use of the property as a storage facility since the purchase and are committed to ensuring its continued success. Thank you for your attention to this matter. Please feel free to reach out if you have any questions or require further information.



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