



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (07/07/25)**

REPORT TO: **Voting Meeting (07/10/25)**

ITEM NO: 396/2025

SUBJECT: **5162 Thompson Bridge Road | Amend Conditions of Zoning** | on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD (GCOD); Tax Parcel 11083 003001A | **Proposed Use: Self-storage facility** | Commission District 3 | **FreeUp Storage Murrayville, LLC, applicant**

Meetings:

Work Session Date: 07/07/25

Voting Meeting Date: 07/10/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions

1. The previously approved conditions dated October 21, 2009, as amended and listed below, shall apply:
 - a. Development shall be limited to the descriptive narrative submitted for the subject property.
 - b. A continuous landscape strip along the frontage except for perpendicular crossing for driveways and utilities shall be planted and approved by the Director of Planning and Zoning or their designee.
 - c. The applicant shall present a drawing that locates loading and service areas, display areas, designated parking, and pedestrian access for the subject area.
 - d. There shall be a pedestrian pathway connecting parking areas to the entrance of the display area. The number of required parking spaces shall be determined during the site plan review process.
 - e. Driveway locations and designs are subject to approval by the Georgia Department of Transportation and the Hall County Engineering Department and will be coordinated with any known improvements of Thompson Bridge Road.
 - f. All conditions of zoning shall be made a part of any plat created for the property.
 - g. The applicant shall plant a row of Leland Cypress trees to screen both sides of the property.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Hall County UDC, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
4. A wall sign located on the "office" building as identified on the submitted site plan as well as a free-standing monument sign may be permitted. All signage shall be developed in accordance with the Hall County Unified Development Code unless otherwise specified herein.
5. The existing channel letters located on Building E, as identified on the submitted site plan, shall be allowed to remain.

Purpose of Request:

5162 Thompson Bridge Road | Amend Conditions of Zoning | on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD (GCOD); Tax Parcel 11083 003001A
| Proposed Use: Self-storage facility | Commission District 3 |
FreeUp Storage Murrayville, LLC, applicant

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deed
Legal Description
2009 Board of Commissioners Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign