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July 22, 2025
Hall County Board of Commissioners
c/o Beth Garmon, Planning Director
2875 Browns Bridge Road
Gainesville, GA 30504

To Whom It May Concern:

Henry Moen of ROMO Industrial, LLC would like to request a rezoning for portions of two tracts totaling 4.73 acres in Hall County and more particularly described in the attached legal description. This newly created parcel is proposed to be created from portions of Tax Parcel 00054 001040B and 00054 001040. This property currently features a split zoning of I-1 to the front and R-1 to the rear. The subject property is located on the eastern side of West Ridge Road, across from the intersection at Stallworth Street. Mr. Moen is requesting to rezone this newly proposed parcel from the split zoning of I-1 and R-1 to I-1 in its entirety. A large portion of the two parcels will remain R-1 and will be subdivided from the land proposed to be rezoned I-1. Additionally, based on feedback from development review, other lots totaling 5.79 acres +/- owned by Mr. Moen on Marlow Dr. are proposed to be combined with the other R-1 land. This will help us to meet road frontage requirements for the R-1 property and will create one contiguous parcel zoned R-1 (as existing) and provide that collective parcel with street frontage on Marlow Dr. These parcels are all on Marlow Dr. and their street numbers are as follows: 1264, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1285 and 1293.

A significant part of the R-1 land features streams and associated buffer zones. This area of the R-1 tract is intended to be further encumbered by a perpetual conservation easement, allowing for storm water credits for the intended I-1 development while simultaneously buffering adjacent properties. As existing, the I-1 property will continue to be served by public water and public sewer from the City of Gainesville. Currently, the property is utilized as outdoor storage for trucks and equipment. If this request is approved, it is the intent of the owners to begin construction of indoor storage buildings which will be implemented in two phases, based on demand. During the implementation of the project, the balance of the property not under roof would remain available for outdoor storage by the same tenants that occupy the property today. Once the buildings in the second phase are constructed, there will be no more outdoor storage. Initially, both indoor and outdoor storage are contemplated as part of this request. The phase one buildings with 26 units are proposed for the perimeter of the new I-1 parcel. The phase two building is the last ten units of the project located in the center and construction of these units will eliminate the outdoor storage area entirely. The project is designed to meet all UDC requirements for I-1 zoning. The project is proposed to feature 36 units of variable size (1,500 to 3,000 s.f.) with total square footage under roof being 79,500 s.f. A total of 100 Parking spaces have been provided, with 64 being conventional parking spaces and 36 being in the driveways of the units. The units will feature with open contractor bays and small offices at the front. Each unit will have a 14' roll-up door and will be equipped with a bathroom. The entire complex will be paved and landscaped to create an attractive visual feel. The property will be fenced for security and lighted with low-spill lighting. A gate code will provide tenants access to the property. A sign will be located along West Ridge Road at the project entrance, but has not been designed at this time. Any and all signage associated with this project shall conform to the applicable provisions of the Hall County UDC. Anticipated hours of operation for the storage business are 6:30 AM to 8:30 PM. Lastly, we would like to request a variance from the requirement of a 50' Zoning Buffer for the outdoor storage component of this project for two reasons. The first is that the outdoor storage is an existing use that will only remain until the second phase of the project is constructed. The second is that the outdoor storage will be in the center of the property and the buildings proposed for Phase i will serve to screen adjacent uses from the outdoor storage. When the buildings for Phase II are constructed, the outdoor storage use will no longer be a component of this property.

Based on their intended use, Valiant Services is making application and a formal request for a Rezone from I-1 and R-1 to I-1 on the proposed 4.73 acre parcel. We are concurrently requesting elimination of the 50' Zoning Buffer on this parcel. If approved, this will permit the continued operation and expansion of industrial storage on this property. We are making this request on behalf of Mr. Henry Moen and RoMo Industrial, LLC.

Thank you very much for your consideration of this matter,
David Elder

Land Planner
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