

Special / Conditional Use Application Narrative

5481 & 5489 Technology Pkwy Braselton GA 30517
Tax Parcels: 15028F000006 & 15028F000007

Tenant and Property Owner plan to develop and/or expand its facilities to allow for inside and outside storage operations. Primary uses would be for inside & outside storage - cars, trucks, RVs, boats, PWCs, trailers, construction equipment and supplies, shipping containers, etc.

Current plan for the ~12-acre parcel, in addition to continuing the current storage activities, is for development of a) uncovered storage spots with future shed type covered storage spots and b) a future addition to the existing building.

Future plans under consideration for the ~5-acre parcel would be primarily a continuation and expansion of the storage activities conducted on the ~12-acre tract with uncovered and covered storage spots. Construction of a multi-tenant building and/or multiple buildings are also being considered. Any future development plans would meet or exceed the then current Hall Co zoning and development guidelines.

Property Owner and Tenant are requesting the March 12, 1990 zoning conditions currently attached to the above referenced parcels be amended as follows:

- Allow current permitted uses in the I-II classification in addition to those specifically listed in Attachment A of the BOC approval dated March 12, 1990
- Allow outside storage of equipment and supplies used in tenant specific businesses
- Allow designation of up to a maximum of nine (9) parking spaces for tractor trailer parking. (Not a truck terminal.)
- Allow each parcel to be subdivided into tracts of not less than 1.5 acres in size in the future.