



STEWART MELVIN & FROST

ATTORNEYS AT LAW
AN UNCOMMON PRACTICE

MEMORANDUM

TO: Hall County Planning and Development

FROM: D. Thomas Lefevre

DATE: December 8, 2021

CLIENT/MATTER: Friendship 24, LLC

RE: 1631 Friendship Road, Hoschton, Georgia 30548 (the “Property”)

I. INTRODUCTION

I represent Friendship 24, LLC, a Georgia limited liability company (the “Applicant”), and its Manager, Kenneth W. Gary. The Applicant is the owner of the above described Property. This memorandum accompanies the Applicant’s application to rezone the Property from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) (the “Application”), in order to develop an upscale self-storage and recreational vehicle parking facility called Premier Storage at Friendship Road (“Premier Storage”), and is intended to fulfill the rezoning application requirement of providing a report describing the existing and the proposed use of the Property.

II. EXISTING USE

The existing use of the Property is in compliance with its present zoning of AR-IV. Presently located on the property are (i) a barn with a lower level containing multiple stalls for horses and an upper level with a small apartment, (ii) a pasture, (iii) a mobile home, and (iv) a single family residence. The lower level of the barn and pasture were previously used for horse boarding and grazing, but are currently unoccupied. The barn apartment, mobile home, and single family residence are presently occupied rental property.

III. LOCATION

The Property is located in a rapidly developing area of Hall County. The Property is adjacent to (1) the Village at Deaton Creek, (2) Reunion Golf Course, (3) Reunion Subdivision, (4) Chateau Corners Subdivision, and (5) conservation use property owned by Michael and Brenda Miles. Northeast Georgia Medical Center’s new Braselton campus is located approximately a half a mile east of the Property. Nearby Winder Highway and Friendship Road have both developed into dense commercial and retail areas. Spout Springs Road, which is located approximately one mile from the Property, has also become a dense commercial area, with a Publix, Kroger, CVS Pharmacy, self-storage facilities, apartments, vehicle maintenance and repair facilities, assisted living facilities, restaurants, and an array of other commercial entities.

IV. PROPOSED USE

A. SELF-STORAGE FACILITY

Self-storage businesses are uniquely situated to serve both consumers and businesses. The location of the Property will allow Premier Storage to conveniently serve various customer types. Self-storage and recreational vehicle parking facilities have been built in similarly developed areas in Hall County and been successful. Premier Storage will provide a much needed service to the surrounding community.

B. DEVELOPMENT PLAN

The requested zoning change to PCD will allow the Applicant to develop Premier Storage. The Applicant is experienced in the development of self-storage facilities, having developed two such facilities located in Buford, Georgia; one located at 2240 Sparta Way and the other located at 3220 Sardis Church Road. The Applicant estimates that the construction, installation, and equipping of Premier Storage will take approximately 2-4 years to complete. Once completed, Premier Storage will have an approximately 243,500 square foot self-storage facility with approximately 10 acres of adjoining recreational vehicle, boat, and automobile parking. The Property has access to municipal water and potential access to sanitary sewer if an easement is obtained over an adjoining tract, but the Property could also easily be supported by a septic system having minimal needs in that area as compared to a multifamily development. The Property has convenient access to collector streets, major thoroughfares and a major state highway. The proposed development plan for Premier Storage emphasizes high-quality design standards, with a planned brick exterior and stucco crown molding, and geothermal heating in all climate controlled areas of the facility. The Property has remained undeveloped up to this point because its large size, unusual shape, and location, when combined with the current zoning restrictions, have made the Property unmarketable with no reasonable economic use.

The requested change in zoning to PCD would allow for the large size, unusual shape and location of the Property to suddenly become assets to development of the Property. The unique shape of the Property creates a natural buffer between the existing subdivisions and the proposed development of Premier Storage. A creek runs along the property line, a 100 foot stream buffer is located on the adjacent Reunion Subdivision lots, and an 85 foot buffer is located on the Property, resulting in an approximately 185 foot buffer between most neighboring homes and the proposed development of Premier Storage. A 50 foot private driveway provides access to the Property from Friendship Road. As part of the development, a tasteful monument sign will be erected at the entrance to the driveway, but the facility is unlikely to be otherwise obtrusive when viewed from Friendship Road. The Applicant intends to operate Premiere Storage between the hours of 6:00 A.M. and 10:00 P.M. and install commercial lighting with the intent of minimizing light spill. Closing the facility overnight and minimizing spill light will help further insulate the surrounding properties from the development. Additionally, the proposed use of the Property for a self-storage facility will generate far less traffic than a large-scape retail or residential development. Premier Storage would allow the applicant to make the highest and best use of its property, while having a relatively low impact on residents in the area.

V. CONCLUSION

The proposed rezoning of the Property to PCD and development of Premier Storage would have a minimal impact on the community; would provide a valuable service to both residents and businesses in Hall County; would allow the Applicant to make the best use of the Property; and would increase the tax base of Hall County.

REFERENCE PHOTOGRAPHS

Self-storage facilities with brick exterior and stucco crown molding, similar in design to that planned for Premiere Storage at Friendship Road (“Premier Storage”).

