

RE: Crane Self-Storage, 2654 Candler Rd., Gainesville, GA - Zoning Amendments

The existing use of the property located at 2654 Candler Rd., Gainesville is a primarily undeveloped lot with the exception of a small house situated in the northeast corner, adjacent Dollar General. The lot is deeded 4.75 +/- acres with Dollar General located to the north and Meyers Elementary School to the southern border. Property is currently zoned AR-IV and requesting rezoning to H-B for conditional use of self-storage units and RV/boat storage.

We propose a total of 6 mini-storage units totaling 21,340 SF on the property and convert the existing structure to an office for rental management. RV & boat storage would be located at the indicated gravel area at the SW corner of the property. U-Haul parking to be situated behind office building in the asphalt lot. Stormwater detention area to be located at rear of property.

The storage building fronting Candler will include full height brick masonry at front and sides with no roll-up doors fronting roadway to create a sense of place that is aesthetically appealing in keeping with GCOD standards. Mini-storage units behind the first will be typical factory finish colored metal wall/roof panel construction with roll-up doors. Property terrain slopes away from road and designed in such a way the first storage building will conceal the others from view from the road. There is a 13'-0" drop in elevation from the road to the first storage building. Landscaping beds, trees and shrubbery will be planted along front setback, and evergreen trees (Green Giant Arborvitae) will be planted at side setbacks of property for buffer/screening.

Ornamental fencing with brick column accents will border the side fronting Candler Road, with black vinyl chain link located at the sides and rear to secure the property. Light poles will be provided by Jackson EMC at storage areas. Monument signage to be constructed from matching/complimentary brick masonry to be positioned perpendicular to SR60 at the entrance. Monument signage including masonry to not exceed 13'-0" W x 10'-0" H with signage to be approximately 8' x 4'.

Office Hours: Monday-Friday 9AM-5PM, Saturday 9AM-12PM

Gate Hours: 24/7

Setback Requirements:

Front – 30'

Sides – 20' with 25' Buffer

Rear – 10', with 25' Buffer