

The North Hall - Clermont area is greatly underserved for Boat and RV storage. As boat owners, we have to travel to South Hall Co. or Forsyth Co. to find covered boat storage. We live in a subdivision off Bethel Rd, Avalon Hills and our HOA will not allow us to park these kind of recreation vehicles for any length of time in our subdivision not even overnight. There is a GREAT need for this type of storage for present and future growth within the Clermont and North Hall area.

This application is not to be sight pan specific only used for zoning proposed use

Description of use of property

- Boat and RV storage 24/7 access, accessible via online website and secured gate code.
- See sight plan for density (lot size), number of lots and setbacks.

Sign and specifications:

Proposed sign will adhere to 17.420.06 1 A:

- Sign will be ground mounted monument with size no larger than 64 sq. ft X 10 ft above street grade.
- Sign structure shall be constructed of some form of stucco, stone or faux stone facades. Sign shall be illuminated external lighting fixtures directed downward away of streets, adjacent property and public streets.
- Fencing would be decorative along 129 and down sides of property while in Gateway, the property beyond Gateway will transition to chain-link security fencing. --- **See attached photo example**

Street lighting 17.420.050 Section F

- Proposed street lights shall be provided and staggered no more than 300 across on-center along both sides of roadway.
- All lighting shall be subject to review of Hall Co Public Works Department.
- Lighting will be semi-cutoff type.
- Security lighting will use Semi-cutoff luminaries.

17.420.050 Section C Transitional Buffers 2A

Proposed standards for non-residential development

Width of transitional buffer

- Where property abuts single family residential area a minimum width of 25 will apply leaving with existing trees.
- 10 foot wide landscape strip will be planted with trees 40 feet on center.
- 4. Adjustments to buffer width
- If a 6 foot high solid wood fence is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by 10ft. The fence shall be located inside the vegetation required in paragraph 3 under 17.420.050 C. with finished side facing the abutting property.

Landscaping

- Landscaping will follow standards outlined in the Gateway Corridor overlay.

- Street frontage shall be a 10 ft wide landscape strip, continuous along the frontage except for perpendicular crossings and driveway and utilities.

Proposed Fencing Options for Inside the Gateway Corridor

