

Narrative for 5086 Hog Mountain Rd, Flowery Branch, GA

WeStore, LLC, a Georgia company owned by C. Sam McGee and Trey Davis recently purchased (April 18, 2022) tract 5086 Hog Mountain Road, Flowery Branch, Ga. Tract 5086 is a 1.29 acre parcel located between I-985 and Hog Mountain Road in Flowery Branch. We are requesting 5086 Hog Mountain Road to be rezoned to PCD from AR-III to match the zoning with our adjoining property of 6.41 acres, 5092 and 5118 Hog Mountain Road, that was approved for rezoning to PCD by the Hall County Commission on August 26, 2021 as a proposed use of self-storage warehouse.

The approved plans for the self-storage warehouse business to be located at 5092 and 5118 Hog Mountain Road consists of 18,000 square feet of covered RV and Boat storage and 96,000 square feet of climate-controlled and dry storage and a 2,000 square foot office/caretaker residence for a total square footage of 116,000 square foot. With the purchase of 5086 Hog Mountain Road and upon approval of rezoning, we would then combine 5086, 5092 and 5118 for completion of the self-storage business. We would use the newly acquired tract, 5086, for the RV and Boat storage portion of the project and would increase the square footage by 4,000 feet to 22,000 square feet. The existing tracts, 5092 and 5118, would be used for the 96,000 square feet of climate-controlled and dry storage as originally proposed. This would allow us to have separate entrances for the RV and Boat storage and the climate-controlled and dry storage.

We will abide by all of the conditions on this tract 5086 Hog Mountain Road (1.29 acre) that are required by the conditions of the rezoning of 5092 and 5118 Hog Mountain Road.

We believe that rezoning this property to Planned Development from AR-III is the best use of the property and the traffic noise from I-985 and Hog Mountain is not conducive to residential use.