



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: July 8, 2022

Subject: Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

Application of WeStore, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Commercial District (PCD) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. Commission District 1.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following ten (10) conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application except where the property abuts Interstate 985, the applicant may be exempt from architectural requirements as long as it is not visible.
3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.
4. The self-storage units in this PCD district that includes 5092, 5086 and 5118 Hog Mountain Road; shall be limited to a total of 96,000 square feet, and a maximum of 22,000 square feet shall be dedicated to outdoor boat and RV storage.
5. A combination plat shall be filed for review and recorded that combines 5092, 5086 and 5118 Hog Mountain Road prior to the submission of an application for a Land Disturbance Permit. Deeds shall be filed to create one parcel.
6. Building height shall be limited to 2-stories.
7. One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.

8. All previous conditions for the August 26, 2021 PCD approval shall apply.
9. All conditions of zoning shall be made part of any plat created for the property.
10. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 20, 2022.

There have been no changes to the request since the Planning Commission took action.