

**HALL COUNTY PLANNING COMMISSION
STAFF REPORT**

Applicant WeStore LLC.

Request Rezone from Agricultural Residential-III
(AR-III) to Planned Commercial
Development (PCD)

Proposed Use Storage facility

Size 1.29 ± acres

Zoning AR-III

Location On the north side of Hog Mountain Road
approximately 1,644 feet from Holland Dam
Road; a.k.a. 5086 Hog Mountain Road; Tax
Parcel 08116 000003.

Commission District One

Planning Commission Date June 20th, 2022

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation: Approval, with conditions
Vote: 4-0 (Varner Absent)

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.*

Applicant Proposal

The applicant is requesting to rezone a 1.29 ± acre tract from Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) for the expansion of previously approved self-storage facility on adjacent parcels to the south. The narrative describes the proposed development consisting of four two-story buildings with a security fence and code-operated gate. On August 26 2021, the Board of Commissioners approved, with conditions, a request to rezone to PCD on 6.41 acres adjacent to the subject parcel for a self-storage warehouse development. The addition would ultimately combine the three parcels for the completion of the self-storage facility.

The newly acquired tract is to be dedicated to covered boat and RV storage and would increase the total square footage by 4,000 to 22,000 square feet. The original tracts are to be dedicated to 96,000 square feet of climate controlled dry storage, as originally proposed. This additional tract acquisition and rezoning will allow separate entrances to the RV/boat storage and dry storage facilities.

The applicant's narrative states that, if approved, they will abide by the conditions of the 2021 rezoning on the 1.29 acres subject of this request.

History and Existing Land Uses

The subject property in discussion is parcel 08116 000003. It is zoned Agricultural Residential-III (AR-III) and is developed with a single-family residence constructed in 1950. The zoning appears to be original to the property. The property is located between Hog Mountain Road and Interstate 985.

The property is bounded by the City of Flowery Branch to the northeast and south across Hog Mountain Road. The property to the northeast is currently zoned Manufacturing & Industrial, Light (M-I), and according to Hall County Tax records it is a vacant lot owned by LDM Central USA Evangelical Ministries.

The properties to the south of the subject parcel were rezoned to PCD on August 26, 2021 and are intended to be developed as part of this rezoning request. The following conditions were the conditions of approval:

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 shall be limited to a total of 96,000 square feet, and a maximum of 18,000 square feet shall be dedicated to outdoor boat and RV storage.*
5. *Building height shall be limited to 2-stories.*
6. *One building to be used as an office/caretaker's residence is permitted and shall be no smaller than 2,000 heated square feet.*
7. *All conditions of zoning shall be made part of any plat created for the property.*
8. *All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*

The subject parcel also falls within the Gateway Corridors Overlay District (GCOD). The GCOD is supplemental to the underlying zoning district classifications and governs nonresidential property development standards, including signage.

Comprehensive Plan Land Use Designation

The subject property is located within a Revitalization Corridor land use designation, according to the Future Land Use map. The primary future land uses within this type of corridor are for retail, office, higher density residential (including multi-family), civic uses, and open /park spaces.

This request is consistent with the Hall County Comprehensive Land Use Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee, with Hall County Environmental Health stated that the proposed development "Must meet all Environmental Health commercial septic system permitting requirements. It appears that the proposed covered boat and RV storage facilities are on top of or do not meet required setbacks to the proposed septic system in HDV2021-00068. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled. A combination plat was submitted for county review on

May 19; however, comments have not been provided to the applicant as of this date.”

Hall County Fire Services

No comments were provided as part of this request.

Hall County GIS shows the subject parcel is located approximately 2.5 miles from Hall County Fire Station #5, located at 4187 Falcon Parkway. There are fire hydrants at the two adjacent parcels along Hog Mountain Road.

Hall County Public Works and Utilities

In a memo dated June 2, 2022, Srikanth Yamala, Director of Hall County Public Works and Utilities, provided the following comments:

Engineering:

The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

No comment.

Utilities:

City of Flowery Branch Sewer.

Hall County Tax Assessors

No comments were provided for this request.

Gainesville Water Resources

The Hall County GIS map shows that public water is available to the subject property along Hog Mountain Road.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, District 1 Traffic Engineer for the Georgia Department of Transportation, commented that this project “GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway.”

Zoning Analysis

- The proposed use request is consistent with the Comprehensive Plan, as it meets the intention of the “Revitalization Corridor” land use designation.
- The applicant is proposing the newly acquired tract to be dedicated to the RV and boat storage portion of the program, while the previously acquired tracts are to be dedicated to climate-controlled storage and an office/caretaker residence.

- The original square feet dedicated to RV and boat storage is 18,000 square feet. With the acquisition of the new tract, this will increase by 4,000, to 22,000 square feet.
- The adjacent 6.41 acres will be used for 96,000 square feet of climate controlled dry storage.
- The subject property falls within the Gateway Corridor Overlay District (GCOD) and is subject to design standard for non-residential development including: architectural, buffering, landscaping and signage requirements.
- The GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards. Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs. Uses subject to the approval of the Hall County Board of commissioners (BOC) include self-storage warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car washes and outdoor storage.
 - By proposing a PCD, the applicant is addressing the conditional use of selfstorage warehouses and outdoor storage.
- Within the GCOD, the use of a common palette of building materials should be maintained for all four sides of principle buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings, variations in building materials, texture, and depth should be employed to provide design variation. Building materials used for all four sides should consist of natural masonry materials.
 - The applicant has not provided examples of proposed building materials. The applicant's narrative states they will abide by the conditions approved in the 2021 rezoning.
 - Condition 2 reads as follows: 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.
- Per 17.420.050.2.b. of the Official Code of Hall County, where a commercial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 25 feet. The adjacent property to the west is zoned AR-III, therefore there shall be a 25-foot landscape buffer along this boundary.
 - The site plan shows this standard being met.
- Per 17.420.050.E.3 of the Official Code of Hall County, all parking areas shall be paved with asphalt, or concrete.
 - The site plan shows asphalt paving throughout the development; this standard has been met.

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following conditions:

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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.
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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.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Sam McGee, 6969 Fellowship Lane, Flowery Branch, presented the request. The applicant stated that this lot is going to be combined with the two lots they already own and got rezoned last year.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Bell questioned if the applicant has read the staff report. The applicant stated they have and they have no problem with the proposed conditions.

Motion: A motion to approve, with conditions was made by Mr. Bell and seconded by Mr. Hunt. Vote: 4-0 (Varner absent)

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