



## AGENDA ITEM

### **Public Hearing to amend Hall County's Zoning Map as follows:**

**REPORT TO:** **Work Session (07/25/22)**

**REPORT TO:** **Voting Meeting (07/28/22)**

**ITEM NO:** 374/2022

**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.

### **Meetings:**

**Work Session Date:** 07/25/22

**Voting Meeting Date:** 07/28/22

### **Executive Summary:**

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

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.

**Facts and Issues:****Funding Requested**

\$ 0.00

**Are funds within current budget?**

No

**Source of Funds****Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?****Approvals:**

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Notice Sign Photos