



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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 Alpaca Self Store to rezone from Agricultural Residential- IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

Application of Alpaca Self Store to rezone from Agricultural Residential- IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial District (PCD) on an 5.61± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.). Proposed use: RV & boat storage facility. Commission District 3.

At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following thirteen (13) conditions:

1. *The development shall conform substantially with the proposed site plan and narrative.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming"*

practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

- 10. All shaded areas on the site plan shall be asphalt or concrete.*
- 11. The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor.*
- 12. All platting shall meet Hall County recording and permitting standards.*
- 13. The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.*

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.