

Rezoning Petition for
Alpaca Self Store RV & Boat Storage
PIN 12026 000004

4151 Nopone Road
Gainesville, GA 30506

For

Howard Baker
4030 Mount Vernon Road
Gainesville, GA 30506

April 15, 2022

I. Subject Property

The subject property is located at 4151 Nopone Road, Gainesville, GA, and comprises of PIN 12026 00004. The site is located within the jurisdictional limits of unincorporated Hall County. Please refer to Figure 1 for Vicinity Map.

The site is located near the northeast corner of the intersection of Nopone Road and Cleveland Highway (Hwy 129 / SR11). The site is bound to the north by the undeveloped portion of PIN 12026 00004 (zoned AR-IV); to the east by the North Hall Community Center and Park (zoned AR-IV); to the south by Nopone Road; and to the west by an existing gas station (zoned S-S).



Figure 1 Vicinity Map

II. Current Status and Zoning

Existing Conditions and Access

The site in its existing condition is mostly open space, with short, dense vegetation and minimal tree cover. There is one existing curb cut along Nopone Road with a paved road up to one onsite existing building.

Existing Zoning

The subject property is currently zoned AR-IV, Agricultural-Residential-IV district. Please refer for Figure 2 for existing zoning map.

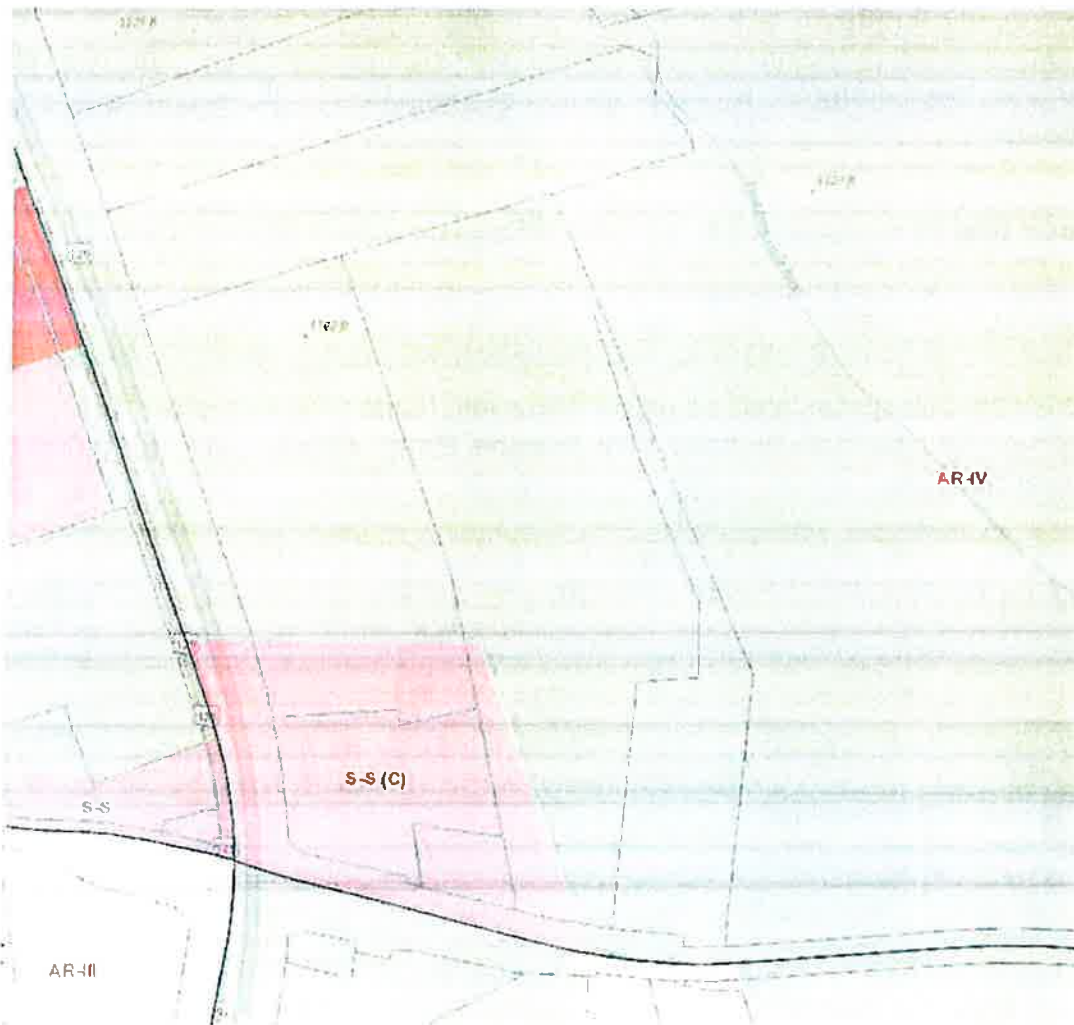


Figure 2 Zoning Map

III. Rezoning

Proposed Zoning

The developer proposes a rezoning of the property from the AR-IV district to the Planned Commercial Development (PCD) district. Per Hall County Municode Sec. 17.180.080, the purpose of the PCD district is to attain the maximum commercial usage of property while also providing protection of surrounding residential uses, safe access by motorists, minimal traffic congestion, and a development which is consistent with county long-range plans.

This request had been previously submitted under a different applicant, however was withdrawn due to loss of funding prior to reaching the County Commission meeting. This application is similar in nature, however a more detailed study has been conducted for the property and there is a new concept based on a more aesthetically pleasing layout with covered protected storage areas on an improved surface. This request for rezoning has been prompted by the proposed use intended for the subject property, as noted below.

Proposed Use

The developer intends to use the subject property for rental boat and/or recreational vehicle (RV) storage.

All boat/RV storage spaces shall be gravel. All private roads shall be asphalt. There will be one right-in, right-out access point from Nopone Road. Please refer to Figure 3 for conceptual site plan.

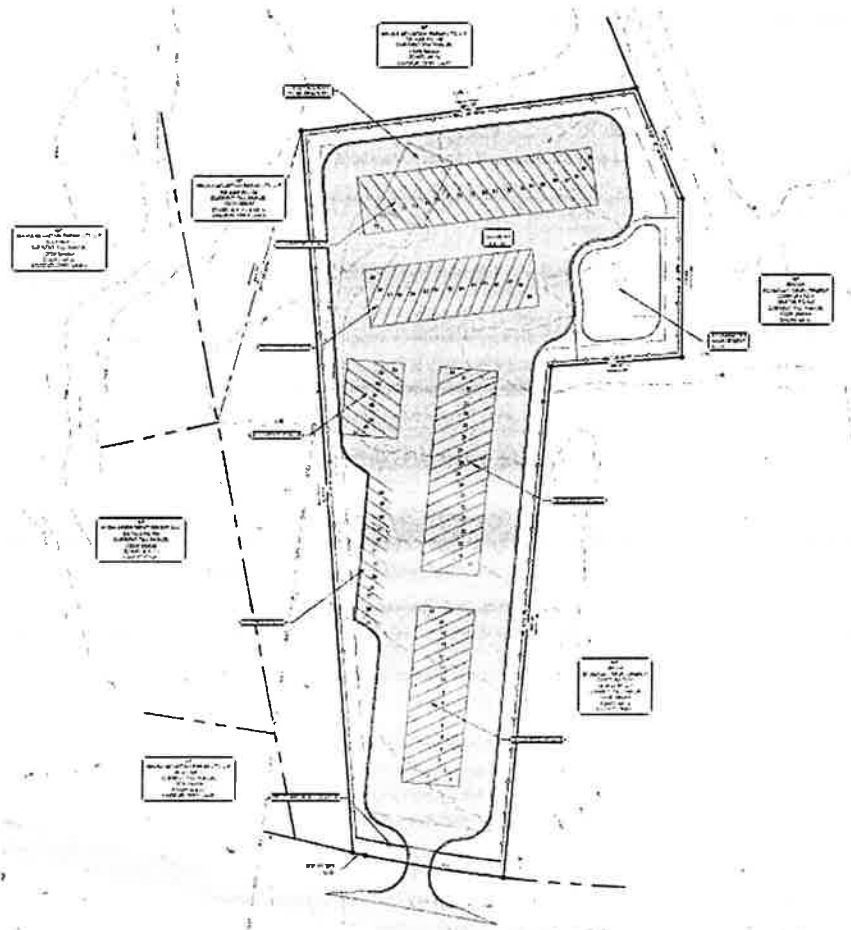


Figure 3 Conceptual Site Plan

Proposed Business Hours

The rental storage spaces shall be accessible 24-hours a day, 7-days a week via an electronic, controlled access gate. No staff shall be required onsite. All entry/exit from the gate is to be provided to rental spaces in a passive manner via a cloud-based, keypad system.

IV. Proposed PCD Design Standards

Proposed Design Standards

Per Hall County Municode Sec. 17.180.080.B.7, if development design standards for a PCD are not specifically stated, the development shall comply with the standards of S-S.

The developer intends for all design standards for the subject property to comply with Hall County Municode Sec. 17.140, which are consistent with the S-S district. Furthermore, the developer intends for the site to comply with Hall County Municode Sec. 17.260.020 regarding vegetation buffers and vision clearance to mitigate visual impact to surrounding properties. A fence is to be installed around the perimeter of the sight for security and visual screening.

Landscape buffers will be provided for protection of surrounding properties. Refer to Section V of this report below for further information.

Proposed Signs

The developer intends to install one (1) monument sign in conformance with Hall County Municode Sec. 17.270.070.C.

Proposed Lighting

Security lighting onsite is proposed to provide adequate security and safety to the property. A detailed foot-candle illumination and/or light pollution study will be conducted as part of the design process to ensure that light pollution does not affect surrounding residential properties in a negative manner. All site illumination is to be downward facing dark sky compliant lighting and lighting will comply with all applicable Hall County rules and regulations.

The developer does not intend to install any lighting within the public right-of-way.

Water/Sewer

The proposed use for the subject parcel is to be strictly boat/RV storage. Restroom facilities will not be provided. Therefore, no water or sewer service connections are required.

V. Protection for Adjacent Properties

Buffers

The parcels adjacent to the subject property are zoned AR-IV and S-S. Per Hall County Municode Sec. 17.260.020.B.2, the required buffer adjacent to AR-IV for a commercial use with outside activity is to be 20 feet wide. There is no required buffer width adjacent to the S-S zoning. Please refer to attached site plan for proposed buffers.

The buffers for the subject property are to be planted in accordance with Hall County Municode Sec. 17.260.020.