



Written Report
In Support of Conditional Use Application for:

5407 Technology Parkway
&
5470 Winder Highway

June 12, 2022

STORsquare

STORsquare – Who We Are

STORsquare is an Atlanta-based portable storage container company, looking to expand into the Braselton, GA area. We offer a superior mobile storage solution for residential, commercial and everything in between. Our movable storage units are attractive, strong and functional. We also offer clear and consistent pricing, along with excellent customer service.

STORsquare aims to provide its customers with hassle-free booking, scheduling and delivery for quality storage containers that can be stored at the customer's site or in our secure facilities. We provide portable storage containers for the purposes of moving and storage.



STORsquare provides the highest quality storage container. In addition to attractive colors and high-quality paint, we utilize galvanized steel for the construction of our containers which prevents rust and corrosion and keeps our containers looking fresh for decades. STORsquare's true No-Tilt technology and high-quality container offers a true differentiator from competitor containers.

STORsquare's goal is to have the best looking and nicest containers available on the market, so that our customers feel confident about storing their belongings in a safe and convenient way... without looking like you have a dumpster in your driveway.

STOR square

Subject Properties

The subject properties are composed of two adjoining undeveloped parcels that collectively measure approximately 3.011 acres. The parcels are associated with the physical addresses of 5407 Technology Parkway and 5470 Winder Highway and are identified as Parcel ID numbers 15028F000025 and 15028F000026, respectively, which are located in the 392nd G.M. District of Hall County in Braselton, Georgia. The properties are located along and south of the intersection of Technology Parkway and Winder Highway (S.R. 53).

The subject properties are located approximately 0.55 miles northwest of Hall/Jackson County boundary and approximately 6.4 miles southeast of Interstate 985. The area surrounding the subject properties is composed primarily of commercial businesses and undeveloped property. The subject properties are bordered to the northeast by Winder Highway, to the southeast by commercial property, to the southwest by vacant property, and to the northwest by Technology Parkway followed by commercial property.

Due to the properties' frontage on Winder Highway (S.R. 53), they fall within Hall County's Gateway Corridors Overlay District, as defined in the Hall County Zoning Regulations. See Chapter 17.420 of the Hall County Zoning Regulations.



STORsquare

Proposed Use

STORsquare is looking to expand into the Braselton, GA area and intends to develop the subject properties into a lot to store its portable storage containers. No structure or building will be constructed or erected on the properties.

STORsquare containers are all 8 ft. wide and 8 ft. tall and range from 8 to 20 ft. long. They can be stacked vertically as high as three containers (totaling 24 ft. in height).

The lot will not be open to the public; specifically, there will not be any retail business conducted on site.

Operating hours for the site will be 9:00 am to 5:00 pm, Monday through Friday. Other than simply storing the containers on site, operations at the site during operating hours will include the delivery and pickup of the portable storage containers. Trips to the subject property for container delivery and pickup are anticipated to be less than 10 trips per day.



The portable storage containers are transported by medium duty flatbed truck or trailer. Locally, the containers are moved via forklift or MULE lift-assist equipment.

As can be seen in the enclosed conceptual site plan, the site will be graded and include a gravel surface, with concrete entrance, and a stormwater management pond. The site will be enclosed/screened via fencing, and it will receive lighting and security.

Future site plans may include one ground-mounted monument sign, within the allowed design limitations set forth by Hall County.

STOR square

Existing Use

The subject properties are currently undeveloped lots. They are zoned I-II Heavy Industrial. Abutting properties are also zoned I-II Heavy Industrial and include undeveloped land to the Southwest and a collision and automobile repair shop to the Southeast. The properties are bordered to the northeast by Winder Highway and to the northwest by Technology Parkway.

Proposed Standards for Development

While the storage of portable storage containers does not appear to fit neatly into any particular site use defined within the Hall County Zoning Regulations, Hall County Principal Planner, David Webb, has indicated the applicable use is "outdoor storage." Chapter 17.420.050 of the Gateway Corridors Overlay District ("GCOD") Zoning Regulations identifies "outdoor storage" as a conditional use if permitted in the underlying zoning district and approved by the Board of Commissioners. Chapter 17.420.050 includes "outdoor storage" within its non-residential property development standards.



In accordance with the applicable non-residential property development standards in the GCOD Zoning Regulations and the conditions of the recorded plat (PB 286-207A) for the subject properties, listed below are the proposed standards for the development of the subject properties in accordance with our enclosed site plan:

1. No structure or building will be constructed or erected on the subject properties;
2. There will be no property entrances to/from Winder Highway (S.R. 53);
3. A minimum of 15% of the lot will be reserved for open space;

STOR square

Proposed Standards for Development

4. All street frontages will include a 10-foot-wide landscape strip with required shade trees and shrubbery planted at the specified intervals;

5. Frontage along Winder Highway (S.R. 53) will be landscaped to a depth of 30 feet;

6. The site will be screened by a permanent opaque enclosure consisting of an eight-foot high solid fence;



7. Cuts and fills will be terraced to blend into the natural terrain;

8. Site and security lighting will be semi-cutoff luminary fixtures designed to avoid intrusion on adjacent properties and adjacent thoroughfares, and will be less than 35 feet in height in accordance with GCOD regulations; and

9. Future site plans may include one ground mounted, monument sign to be designed, located and constructed in accordance with GCOD regulations.

STORsquare

Paved Parking Standard

In our initial meeting with Hall County Principal Planner, David Webb, to review CUP application submission requirements, Mr. Webb indicated that our proposed outdoor storage use would require the entire property to be developed into a paved parking lot. Mr. Webb referred to Chapter 17.420.050(E)(3) (Paving Materials for Parking Lots) of the GCOD Zoning Regulations as the specific Chapter requiring the entire property to be paved parking.

We respectfully disagree with Mr. Webb's interpretation of the paved parking lot standard within the GCOD. We do not believe the GCOD Zoning Regulations require the subject properties to be developed into a paved parking lot for our proposed outdoor storage use. Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations states that "Off-street parking shall be required as in Chapter 17.250 of the Hall County Zoning Regulations..."

Referring then to Chapter 17.250, Chapter 17.250.020 (Off-Street Parking) provides a table of uses for which off-street parking space must be provided on the subject property. Within the table included in Chapter 17.250.020A, neither outdoor storage nor any use similar to what STORsquare is proposing within this CUP application is listed as a use requiring off-street parking. Moreover, even if a use similar to what STORsquare is proposing within this CUP application could be found in the table included in Chapter 17.250.020A, no use listed in the table requires that the entire subject property be converted into an off-street parking lot.



STORsquare



However, if Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations requires that the entire property be developed into a paved parking lot for our proposed outdoor storage use, then we request a variance from the paved parking and landscaped island standards included in Chapter 17.420.050(E)(3) and Chapter 17.420.050(E)(4), respectively, with approval to develop the property into a gravel surface lot.

Paved Parking Standard

Therefore, pursuant to Chapter 17.420.050(E)(1) (Parking Requirements) of the GCOD Zoning Regulations, including its specific reference to Chapter 17.250 for the determination of required off-street parking within the GCOD, we do not believe that our proposed outdoor storage use requires that the entire subject property be developed into a paved parking lot.



Utilities

There are no active utilities connected to the subject properties. The proposed use does not require any utilities other than electrical for site lighting and security.