



Hall County Government

PLANNING & DEVELOPMENT

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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: August 16, 2022

Subject: Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor storage. Commission District 1.

The application before you is a request subject to County Commission approval to allow outdoor storage of portable storage containers. The applicant does not propose to erect a building. There will be no employees on site except when the containers are being dropped off or picked up.

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following nine (9) conditions:

1. *The development shall conform substantially with the proposed narrative and site plan.*
2. *All previous conditions of zoning as approved March 12, 1990 for Raceway Technology Park (Phase 1- PB 286, Page 207A) shall apply. This includes the following:*

Minimum Setbacks: (All setbacks to be measured from property line)

	<i>front</i>	<i>side</i>	<i>rear</i>
<i>"5 acre" lots</i>	75	50	50
<i>"1.5 acre" lots</i>	50	30	30

Minimum Lot Coverage:

1. *"5 acre" lots*

No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.

2. *"1.5 acre" lots*

No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.

Buffers:

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zone area. Should said adjacent

property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the require buffer may be eliminated.

Landscaping along S.R. 53:

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as well all entrances into the subject property from Winder Highway (S.R. 53).

- 3. There shall be a 30 foot landscape buffer along S.R. 53. The applicant shall install a 6 foot berm with dents and alternating tree screening in accordance with Gateway Corridor Standards. Along Technology Parkway there shall be a 25 foot landscape buffer with alternating tree screening and no berms.*
- 4. The development shall be consistent with §17.420.050 of the Official Code of Hall County, except for the following variance:
 - a) The applicant shall be allowed to have a gravel parking area for the 81,000 sq. ft.**
- 5. A combination plat shall be recorded prior to the LDP being issued for the site.*
- 6. Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation.*
- 7. All conditions of zoning shall be made part of any plat created for the property.*
- 8. If any change or additional building and development occur, it shall be presented back in front of the Planning Commission.*
- 9. Applicant shall not be allowed to stack more than two storage containers at a time.*

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 August 1, 2022.

There have been no changes to the request since the Planning Commission took action.