

Narrative for 7038 Spout Springs Road, Flowery Branch, GA

Mundy Mill Partners, LLC, owned by Sam and Debbie McGee, are currently under contract to purchase 34.38 acres located at 7038 Spout Springs Road, Flowery Branch, GA. Currently, the 34.38 acres is zoned ARIII and is on the Hall County tax records as three separate tracts, those being a 16.61 acre tract, a 15.6 acre tract and a 2.17 acre tract. We are requesting to reconfigure the 34.38 acres into three different tracts, those being a 16.44 acre tract, a 12.45 acre tract and a 5.56 acre tract. We are requesting the 5.56 acre tract be rezoned to II (light industrial). We would then build a mini-storage warehouse facility on the 5.56 acre tract. The other two tracts would remain as ARIII.

The mini-storage warehouse facility would consist of 17,000 square feet of covered RV and Boat storage and 72,000 square feet of climate-controlled and dry storage. The 72,000 square feet would be in 3-2 story buildings at 24,000 square feet per building. We are also proposing a 2,000 square foot office/caretaker residence. The total square footage will be 91,000 square feet.

The construction of the facility will be metal buildings with the buildings facing Spouts Springs Road faced with a brick or stone façade. It will include an electronically controlled gated entrance for the security and well-being of the tenants. The driveways will be hard surfaced; either concrete or asphalt. There will be pole and building lighting that will be non-spill. Off road street sign and building signage will be within county guidelines.

The proposed layout of the project includes the proper buffers and takes into account the future county flood plain. We have agreed to donate the 2-1/2 acres that will be needed by the county for the phase II future widening of Spout Springs Road. This donation will occur after the rezoning is approved and the parcel tag is removed.