



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: November 16, 2022

Subject: **6580 Cleveland Highway | Amend Conditions | of a Light-Industrial (I-I) on a 8.67± acre tract located to allow self-storage and boat & RV storage | Diane Schermerhorn, applicant.**

The request before you is the application of Diane Schermerhorn to amend the conditions of a previous rezoning to allow a self-storage and boat & RV storage within the Gateway Corridor Overlay District (GCOD). **It should be noted that a simultaneous conditional use request accompanies this request but has a separate report and memo.** This item is located within Commission District 3.

At their November 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval of this request with two (2) conditions **(5-0):**

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

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

Planning Commission Approval Conditions:

1. *The conditions of zoning from approved on May 11, 2006 shall apply, with modifications to meet current regulations, as stated below:*
 - 1.1. *The development shall occur as depicted on the site plan dated 9-9-2022 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.*
 - 1.2. *The development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.*
 - 1.3. *The applicant shall coordinate with the Georgia Department of Transportation (GDOT) to obtain a commercial driveway permit as part of the land development process. Any cost associated with these improvements shall be the responsibility of the developer.*

- 1.4. *The following uses are prohibited: auto repair garages, junk yard, tuck terminal, or adult entertainment.*
- 1.5. *Any outdoor lighting on the premises shall be full cut-off down lighting to prevent spillage onto adjacent properties. Lighting specification sheets shall be submitted and approved by Planning Director prior to issuance of a permit.*
- 1.6. *The vehicle parking areas shall be paved with either asphalt or concrete.*
- 1.7. *A 50 foot vegetated buffer shall be installed along all interior property lines per the requirements of 17.420.050.*
2. *All conditions of zoning shall be made part of any plats created for the property.*

Please note that denial of the amendment request is an automatic denial of the associated conditional use request but this will need to be stated by the chairman after the amendment vote.

Staff Recommended approval to the Planning Commission based on the findings that the request is consistent with the Comprehensive Plan and that it meets the criteria of non-residential property development standards for outdoor storage ([17.420.050.D.4.d](#)).

For your Consideration

These items support approval

1. The request to remove the prohibition of outdoor storage is consistent with the Comprehensive Plan and the zoning designation of I-I, Light Industrial.
2. The proposed use is consistent with the Future Land Use map which indicates the property to be within a mixed-use/revitalization corridor. Mixed-use corridors are located along roadways which are intended to accommodate a variety of non-residential retail activities without encroaching upon or replacing adjacent residential uses, [2022-Comprehensive-Plan, page 35.](#)

These items support denial

1. Staff has not identified a hardship imposed on the property owner as the property is currently zoned. The property is zoned I-I with multiple uses, it simply cannot have outdoor storage.