

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Diane Schermerhorn

Request Amend Conditions

Proposed Use Self-storage and boat & RV storage

Size 8.67± acres

Zoning I-I, Light Industrial

Location 6580 Cleveland Highway | Tax Parcel 12083
000003B.

Commission District Three

Planning Commission Date November 7, 2022

Staff Recommendation Approval, 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](#))

Planning Commission Recommendation Approval, with conditions

Vote: 5-0

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.*

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting approval to amend conditions of zoning on an 8.67± Light Industrial (I-I, [17.160](#)) parcel for the purpose of developing a self-storage and boat & RV storage facility. The narrative submitted by the applicant states that the development will provide between 102-163 parking spaces and 20,000 square feet of climate controlled self-storage space.

The property was rezoned to Light Industrial (I-I) on May 11, 2006, with 7 conditions:

1. Development shall be as generally depicted on the proposed plan, modified for compliance with new development standards as necessary at time of plan approval.
2. The Corridor Development Standards shall apply to the development of this property. The façade for three sides (front and sides) of the building shall be something other than metal.
3. Driveway design and placement are submitted to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
4. The following uses are prohibited: auto repair garages, junk yard, and storage yard (including outside storage or manufacturing), tuck terminal, or adult entertainment.
5. Any outdoor lighting on the premises shall be of a non-spill type.
6. The vehicle parking areas shall be paved with either asphalt or concrete.
7. A buffer consisting of Leyland Cypress shall be established at the rear of the building along the southern boundary lines of the property.

The applicants proposed use of boat & RV storage requires an amendment of condition four (4), which states that storage yards (including outside storage) are prohibited. Additionally, the property falls

within the Gateway Corridors Overlay District (GCOD, [17.420](#)) which requires self-storage warehouse facilities and outdoor storage uses to receive conditional use approval ([17.420.050](#)).

The current request is only to amend the May 11 2006 rezoning condition prohibiting outdoor storage. A concurrent conditional use application has been submitted for boat & RV storage, and climate controlled self-storage. A separate staff report has been prepared for the conditional use.

- ***The Planning Commission can hear these items simultaneously but must vote on them separately.***
- ***Should the Planning Commission deny the amendment (revision) to the previous rezoning conditions, which prohibit outdoor storage, it will impact the concurrent application for the boat and RV storage. The climate controlled self-storage is use subject to Board of Commissioners, per [Section 17.420.050.B.1](#).***

The subject property is located in the northern most part of the county, on the east side of Cleveland Highway / US Route 129, just north of the Town of Clermont. The narrative states that access to the development will be provided through a commercial driveway with a deceleration and turning lane, to be approved and permitted by the Georgia Department of Transportation (GDOT).

Based on the future land-use plan, staff finds the requested amendment to conditions of zoning is consistent with the Future Land Use Map designation of a Mixed-Use 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.

Zoning Analysis

The proposed use of a boat & RV and self-storage facility is consistent with the Comprehensive Plan future land use designation of a mixed-used 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.** Therefore, the request to remove the prohibition of outdoor storage is consistent with the Comprehensive Plan and the zoning designation of I-I, Light Industrial.

- **[17.380.050](#). - Submission requirements for a rezoning request**

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section [17.380.060.C](#) of this section [chapter].
Proposal does not meet the requirement, as the applicant has not addressed the review and approval criteria in Section [17.380.060.C](#); however, since the applicant is seeking to amend the previous rezoning conditions and not a change in the zoning district this staff believes the intent has been satisfied by the applicant's narrative.
2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **Proposal meets the requirement.**
3. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This project proposes on-site septic and municipal water so this is not applicable.**
4. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **Proposal is a commercial development, and as such, this standard is not applicable.**

Development Support and Constraints

Hall County Environmental Health

An email dated October 18, 2022 from Emily McGahee states "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan."

Hall County Fire Rescue

In an email dated October 20, 2022, Lieutenant John Hornick, NPQ Fire Inspector 1, Plans Review, provided the following comments:

1. IFC Section 507, all storage buildings must be within the 400' hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.
2. IFC Section 903, 20,000 SF climate controlled storage building exceeds the 12,000 SF sprinkler threshold requirements and may be required to have a fire suppression system installed.

3. IFC Section 506.1, access controlled gate will require a Knox key switch override device for fire department access into the gated development.
4. Note: water will be supplied by Gainesville Water not Hall County.

Hall County Public Works and Utilities

In a memo dated October 20, 2022, from Srikanth Yamala, Director of Public Works and Utilities, the following comments were provided:

Engineering:

The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

GDOT permit required.

Utilities:

Septic proposed, requires Environmental Health approval.

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

No comments were provided.

Georgia Department of Transportation

Per an email dated October 20, 2022, Parker Niebauer, District 1 Traffic Operations Supervisor, states: "GDOT Coordination In Progress – See Page 12/21 of this application package for initial GDOT comments."

As noted in the application materials submitted by the applicant, GDOT recommends the gated entrance to be a minimum of 100 feet from the edge of travel lane.

➤ **Excerpts from the minutes of the November 7, 2022 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Diane Schermerhorn, 6147 Grand Marina Circle, Gainesville, presented the request. The applicant stated that the façade of the buildings will be quality built. The applicant stated that the building will not have heavy traffic or noise. The buildings will have evergreen shrubs landscaped as well as decorative chain fencing along the highway frontage.

Planning Commission Comments:

Mr. Braswell questioned if the two parallel front buildings facing the road would be brick on the three sides and the remaining buildings behind it would be brick from the two sides only. The applicant

said yes. Mr. Hunt questioned if in between the bays it would be metal material. The applicant said yes. Mr. Braswell questioned hours of operation. The applicant stated that the hours of operation would be from 6 a.m. – 11 p.m.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Bell. Vote: 5-0

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