



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

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**REPORT TO:** Work Session (12/05/22)

**REPORT TO:** Voting Meeting (12/08/22)

**ITEM NO:** 639/2022

**SUBJECT:** 6580 Cleveland Highway | Amend Conditions | of a Light-Industrial (I-I) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | \*\* Commission District 3 | Diane Schermerhorn, applicant.

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#### Meetings:

**Work Session Date:** 12/05/22

**Voting Meeting Date:** 12/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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, truck 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.

**Purpose of Request:**

**History:**

6580 Cleveland Highway | Amend Conditions | of a Light-Industrial (I-I) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | Commission District 3 | Diane Schermerhorn, applicant.

**Facts and Issues:**

This item should appear before the conditional use on the agenda.

**Options:**

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds**  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** No  
**Has it been reviewed by the County Attorney?** Yes  
**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	AO	

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site plan
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos