



Hall County Government

PLANNING & DEVELOPMENT

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

From: Randi Doveton, Director

Date: November 16, 2022

Subject: **6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract to allow self-storage and boat & RV storage | Diane Schermerhorn, applicant.**

The request before you is the application of Diane Schermerhorn to allow a self-storage and boat & RV storage. The development will be constructed in two (2) phases, the first will include six (6) boat and RV storage buildings, while the second phase will consist of two (2) climate controlled storage buildings containing 20,000SF. **It should be noted that a simultaneous amendment 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 six (6) 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 generally occur as substantially depicted on the site plan dated 9-9-2022 and described in the project narrative.
 - 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 other than those specifically approved in this motion.
 - 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. A 50 foot vegetated buffer shall be installed along all interior property lines per the requirements of 17.420.050.
2. Hours of operations shall be from 6 a.m. - 11 p.m., Monday – Sunday. There shall be no tenant entrance between 11 p.m. – 6 a.m.
3. Standing seam architectural panel shall be allowed on the building and canopy roofs with the color to be approved by the Director of Planning and Development.
4. All end walls of the open air storage shall be of approved material noted on Gateway Corridor Standard. Metal posts shall be allowed in between the storage bays.
5. All other gateway corridor requirements for fencing and buildings shall be adhered to.
6. This approval shall be effective for 12 months after Board of Commission approval unless the permitting process is initiated.

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 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](#).
2. The proposal is consistent with the mixed-use corridor characteristics and is compatible with the nearby boat storage facility, and creamery.
3. The request does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional storage facilities in the northern portion of the county.

These items support denial

1. Staff has not identified a hardship imposed on the property owner as the property is currently zoned. [Chapter 17.160](#) provides the standards and allowable uses for the Light Industrial Districts within Hall County.