



## AGENDA ITEM

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

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

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

**ITEM NO:** 640/2022

**SUBJECT:** 6580 Cleveland Highway | Use Subject to County Commission approval | 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.

#### 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 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.

**Purpose of Request:**

**History:**

6580 Cleveland Highway | Use Subject to County Commission approval | 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:**

**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