



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/09/23)

**REPORT TO:** Voting Meeting (01/12/23)

**ITEM NO:** 732/2022

**SUBJECT:** **5871 McEver Road | Rezone** | from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.**

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### Meetings:

**Work Session Date:** 01/09/23

**Voting Meeting Date:** 01/12/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. All conditions of the June 25, 2019 approval for the Foster Rd. Inc. rezoning request shall apply to this development. a. The development shall occur as generally described in the narrative and depicted on the concept plan, modified for compliance with regulations at time of development application. b. A 25 foot transitional buffer is required along the common lot line of the Cash property and the buffer shall be buffered per Hall County regulations. c. Where the development borders the Lights Ferry Landing subdivision there shall be a 25 foot undisturbed buffer and a 10 foot transitional buffer. d. The development shall permit boat and RV storage e. The development shall have decorative steel fencing with stone or brick columns along McEver road. This steel or brick fence shall wrap around the radius of the cul-de-sac and turn back at the Cash property to the back of the building facing McEver Road. All other fencing shall be a 6 foot high black vinyl link fence along all other property lines. f. The only entrance shall be located on Lights Ferry Road, which was on the original plan for phase 1. 2. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process including Gateway Standard 17.420.050. No variances from the Hall County standards shall be granted unless noted in additional conditions. 3. The development shall occur as depicted on the site plan presented. Minor changes shall be approved by the Planning Director provided there is no increase in the number of units or buildings and the changes do not create the need for variances in the Hall County development standards 4. A landscape plan shall be approved by Planning Director prior to LDP. 5. The applicant shall submit architectural elevations of all four sides of the structures for approval by the Planning Director prior to issuance of LDP. The only variances from the Gateway Corridor is to allow metal posts in between the bays and standing seam metal roofs. The project shall adhere to existing conditions of phase 1 with the exception of all buildings along McEver Road to be masonry on the back and sides facing McEver Road. 6. Signage shall require a separate permit and must meet Gateway Corridor Overlay district standards found in 17.40.060. 7. The buffer shall be protected in perpetuity by deed that follows the property, the removal or modifications of this condition shall require action by the Board of Commission. 8. Two amended site plans showing all Planning Commission conditions must be submitted before going in front of the BOC. One site plan shall be topographical and the second shall indicate all building locations without topography. 9. No more than 172 units shall be allowed on this property for phase 2. 10. Before LDP is issued all buffer requirements of phase 1 must be confirmed to meet all requirements of phase 1 rezoning and conditional use. 11. An 8 foot height privacy fence shall be built along the rear of buildings N and O.

**Purpose of Request:**

5871 McEver Road | Rezone | from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | Proposed use: RV & boat storage | Commission District 2 | Anchor Inn RV & Boat Storage, applicant.

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	TS	WG
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
WLI	CR		JR

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Updated Site Plan - as of 1/11/2023  
Site Plan  
Maps  
Renderings  
Legal Description  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos