



# Hall County Government

PLANNING & DEVELOPMENT

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DIRECTOR  
**Randi Doveton**

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Gregg Poole, District 3  
Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** January 20, 2023

**Subject:** **5741 Holiday Road | Rezone** | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract to allow boat & RV storage | Torris J. Babbs, PE, applicant.

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*This item originally appeared before the BOC on December 8, 2022 and was tabled to the January 26, 2023 voting meeting to allow the applicant an opportunity to prepare a revised site plan that did not access Holiday Road and to address concerns raised during the public hearing. **To date, no revised site plan has been submitted.***

*The applicant failed to post the required signs at least 15 days prior to the meeting; therefore, **staff requests that this be tabled to the February 9, 2023 BOC voting meeting. The public portion of the meeting was closed on December 8, 2023, so the February 9, 2023 meeting will be for a vote only.***

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The applicant sought approval to rezone the property to allow covered boat and RV storage. *This item was presented to the Planning Commission as a rezoning report and a conditional use report. However, the Planning Commission opined that since it was advertised as a single item and since planned developments have historically been voted on as one item, that this should be heard and voted on as one item.* The item is located within Commission District 2.

At their November 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval of this request with four (4) conditions **(5-0)**.

There were two (2) written comments in opposition submitted in advance of the Planning Commission meeting but no one spoke during the public hearing.

There have been no changes to the request since the Planning Commission took action.

#### **Planning Commission Rezoning Approval Conditions:**

1. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.

2. The development shall be developed in accordance with Gateway Corridor Standards.
3. The property shall have access from 6 a.m. – 11 p.m., Monday - Sunday.
4. The development shall occur as depicted in the submitted site plan and narrative.

Staff recommended approval to the Planning Commission **based on the findings that this request is consistent with the Comprehensive Plan and that it meets the criteria outlined in [17.380.060](#)**

## For your Consideration

### These items support approval

1. The current land use pattern is a mixture of single family residential properties and commercial parcels. Adjacent to the subject parcel to the north is a Highway Business (H-B, [17.150](#)) zoned parcels and adjacent to the south is a property within the City of Buford.
2. The proposed zoning of Planned Commercial District (PCD, [17.180.080](#)) is consistent with the Comprehensive Plan as the property is part of the Lake Supportive corridor, where the intent is to develop commercial uses that are boat related (boat sales, storage and equipment sales) or compliment recreational use of Lake Lanier (such as locally-owned restaurants).
3. The proposed development is adjacent to a commercially zoned property and is consistent with the recommendations of the Comprehensive Plan.
4. The proposed development is in conformance with existing zoning districts and adjacent development pattern. The submitted narrative states that the proposed development will be in accordance with the Gateway Corridors Overlay District (GCOD, [17.420](#)) standards.
5. The proposed zoning is adjacent to a Highway Business (H-B, [17.150](#)).

### These items support denial

1. The property is currently zoned Highway Business with a pending rezoning request for PDC. As currently zoned, H-B, the property does have reasonable economic uses. The current request is for a conditional use permit to allow boat & RV storage within the Gateway Corridors Overlay District (GCOD, [17.420](#)). In a PDC, all uses require Planning Commission and Board of Commissioners approval ([17.180.080](#)).
2. Staff has not identified a hardship imposed on the property owner as the property is currently zoned.