

REQUEST FOR
REZONING ACTION & CONDITIONAL USE PERMIT
FROM HALL COUNTY ZONING BOARD

FOR

ANCHOR INN RV & BOAT STORAGE PH. II
5871 McEver Road

NATURE OF REQUEST

To obtain rezoning of subject property and conditional use permit for parked auto storage.

PURPOSE OF REQUEST

To allow for development of a second phase of storage units to an existing RV & Boat storage facility.

NARRATIVE

The scope of this project is to provide a second phase to an existing RV & Boat storage facility. Access to the second phase will be through the existing access that serves the existing storage facility located off Lights Ferry Road. No access will be proposed of McEver Road. Hours of operation for the existing office will be that of 9am-5pm Monday-Friday and storage facility access Monday-Sunday will remain the same as the existing storage facility.

This property is a 9.084 ac. tract of land, Tract 3 as shown on the division of the parent parcel and combination survey for Foster Road Inc. The property is currently zoned AR-III and requesting rezoning to H-B to match existing storage facility. The existing storage facility consist of Tract 1 and Tract 2 as shown on the stated parcel and combination survey.

To the north is McEver Road. The property to the south is the existing Lights Ferry Landing residential subdivision. To the east is the existing Anchor Inn RV & Boat Storage facility. To the west is a residential single-family property.

Both potable water and sanitary sewer are available to this tract, but no new service is proposed for this phase of development. Two proposed stormwater detention facilities are proposed for this phase of development and will meet all current stormwater design manual requirements.

We feel that the requested rezoning and conditional use permit for an extension to the existing Anchor Inn RV & Boat storage facility would not create problems for any of the neighbors due to there is an existing current facility operating at this location. We do not believe that allowing this rezoning of this property would in any way devalue or pose hardships on any of the surrounding properties.