



Hall County Government

PLANNING & DEVELOPMENT

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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: February 6, 2023

Subject: **5871 McEver Road | Use Subject to County Commission Approval | to allow an RV & boat storage | Anchor Inn RV & Boat Storage, applicant.**

The request before you is the application of Anchor Inn RV & Boat Storage to allow RV & boat storage on 9.06± acre. **It should be noted that a simultaneous rezone request accompanies this request but has separate reports and memos. Although you may wish to hear all two (2) associated items (rezoning and conditional use) at the same time, please deliberate and vote separately on each.** This item is located within Commission District 2.

At your January 12, 2023 voting meeting, you tabled this item to allow the applicant an opportunity to install the landscape buffer required for his Phase 1 development but never installed. **An inspection on February 6, 2023 revealed that some landscaping has been installed adjacent to the residential properties but it is not sufficient. Staff has notified the applicant that the additional plantings must be installed before February 20, 2023. A follow-up inspection will be conducted on February 20, 2023 prior so staff can provide an update the February 20th work session.**

At their December 5, 2022 meeting, the Hall County Planning Commission voted to recommend approval of the Rezoning request with eleven (11) conditions **(5-0)**.

There were no written comments submitted in advance of the Planning Commission meeting and **one (1) individual spoke in favor and three (3) individuals spoke in opposition** during the public hearing.

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

The Planning Commission imposed the same conditions on both the rezoning request and conditional use request.

Planning Commission Approval Conditions:

5871 McEver Rd | USE CC | 2-23-2023 BOC | JRD

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.

Please note that denial of the rezoning request is an automatic denial of the associated conditional use requests but this will need to be stated by the chairman after the rezoning vote.