



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: **6016 Lanier Islands Parkway | Amend Conditions** | of a Highway-Business (H-B) on a 9.65± acre | **Proposed use: boat & RV storage | Jan Fisher, applicant.**

The request before you is the request of Jan Fisher to allow boat & RV storage on 9.65± acres. **It should be noted that a simultaneous variance request accompanies this request but has a separate report. The Planning Commission heard and voted on the variance and rezone with one motion, there is only one memo since the matters were considered by the Planning Commission as one item.** This item is located within Commission District 2.

At their January 17, 2023 meeting, the Hall County Planning Commission voted to recommend approval with thirteen (13) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

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

Planning Commission Approval Conditions:

1. The development shall occur as shown on the site plan dated 1-17-2023; the Planning Director can approve changes related to topographic or geological conditions provided there is no increase in number of slips which is capped at 315.
2. Prior to the issuance of any land disturbance permit for the site, a site inspection shall be conducted to determine compliance of the current development to the original conditions of zoning and the Gateway Corridors Overlay District (GCOD, 17.420) standards. The applicant shall then work with the Planning Director to determine a timeline for bringing any deficiencies into compliance with these requirements.
3. Applicant shall submit a landscape and lighting plan to Planning Director for approval prior to issuance of a land disturbance permit.

4. Applicant will submit architectural elevations of all four sides of all proposed structures to the Planning Director for approval prior to issuance of a land disturbance permit per the submitted site plan mentioned in condition 1.
5. Maximum number of boat slips for entire property shall not exceed 315. A maximum of six (6) additional storage awnings are authorized.
6. No variances in GCOD standards are granted on buildings 1 - 4 except those specified by the Planning Commission. Buildings 5, 6, and 7 shall be allowed to match existing buildings from phase 1 construction.
7. All Zoning Conditions shall be included in all Construction plans. Standard Development Review process shall be followed.
8. Standing seam roof panels shall be allowed with the color to be selected by the Planning Director.
9. Tractor trailers shall not be stored or parked on site.
10. Non operable cars shall not be stored on site.
11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
12. Metal post shall be allowed in between each bay.
13. There shall be no automotive repairs or mechanical repairs on site, which include campers, RV’s, as well as cars.