

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Jan Fisher

Request Amend Conditions

Proposed Use Boat & RV storage

Size 9.65± acres

Zoning H-B, Highway Business [17.150](#)

Location **6016 Lanier Islands Parkway** | Tax Parcel 07330
001004.

Commission District Two

Planning Commission Date January 17, 2023

Staff Recommendation **Approval, based on the findings that the request is consistent with the [Comprehensive Plan](#) Lake Supportive Corridor future land use classification.**

Planning Commission Recommendation.....**Approval, with conditions**

Vote: 5-0

Planning Commission 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 seem 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.*

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The applicant is requesting approval to amend conditions of zoning on a 9.65± Highway Business (H-B, [17.150](#)) parcel for the purpose of expanding an existing boat & RV storage facility. The narrative submitted by the applicant states that the expansion will provide an additional 80 parking slips on unused land. There are currently 235 established boat & RV slips. If approved, there would be a total of 315 storage slips for boat & RV storage.

An updated site plan was submitted on January 3, 2023. The new plan is very similar to the plan originally submitted, showing an additional 80 parking slips split between six (6) buildings. Of these new buildings, three (3) of them have notes that the ends and/or walls will meet Gateway Corridors Overlay District (GCOD, [17.420](#)) standards, as shown below, as portions of these structures will be visible from Lanier Islands Parkway. **The intention to meet GCOD ([17.420](#)) standards on these three (3) buildings are the only changes to the site plan. Therefore, the remainder of the report is the same as presented on 12-19-22.**



It should be noted that the original rezoning request was for a two phased development. The first phase would have consisted of a 13,000 sq. ft. building that would include covered boat storage for 200 boats and offer boat sales and service. A second building of 10,000 sq. ft. would have been used for office warehouse. Finally, a small building of 800 sq. ft. that would house an ice vending machine. The total proposed square footage for all three buildings in phase one was 23,800 sq. ft. Phase two of the project would include a 13,000 sq. ft. building to be used as an office warehouse and a 10,000 sq. ft. retail shopping center along Holiday Rd. The total proposed square footage in phase two would be 23,000 sq. ft. **It does not appear that the business developed per the original rezoning plan, the site is currently developed with nine (9) storage awnings instead of the buildings described above.**



The property was rezoned to Highway Business (H-B, [17.150](#)) on September 27, 2007, with 10 conditions:

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative submitted on August 27, 2007, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Development is approved for three enclosed buildings, Building D (the front building) shall be a retail shopping center with a maximum height of 26 ft.; Building A shall be a maximum of 11,532 sq. ft. and a maximum height of 26 ft.; Building B shall be a maximum of 10,050 sq. ft. with a maximum height of 26 ft. **Covered boat storage is limited to a maximum of 192 slips that shall be located in the rear of the property with a maximum height of 22 ft. *Highlighted is the portion the applicant seeks to amend.***
3. All development within 370 feet from the front property line back shall comply Gateway Corridor Overlay District standards. However all roofing materials used throughout the development shall comply with Gateway Corridor Overlay District standards.
4. Metal buildings are only permitted in the non-Gateway Overlay District portion of the property and shall be painted in earth tones to compliment the colors of the front portion of the development.
5. Chain link fencing is only permitted at the rear portion of the property; 525 ft. from the rear property line forward (outdoor boat storage portion only). Chain link fencing shall be installed on the inside of a planted evergreen buffer as shown on site plan submitted so that the landscaping is facing out and screens the fence. **This condition is not being met.**



6. Final roadway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
7. Any access improvements required by either the Georgia Department of Transportation and/or the Hall County Engineering Department for this project shall be the financial responsibility of the applicant/developer.

8. The vehicle parking areas shall be paved with either asphalt or concrete. **Some areas appear to be gravel.**



9. Any outdoor lighting on the premises shall be of a non-spill type.
10. All conditions of zoning shall be made a part of any plat created for the property.

The applicants proposed use of boat & RV storage requires an amendment of condition two (2), which limits the development to a maximum of 192 storage slips.

The current request is only to amend the September 27, 2007 rezoning condition which placed a cap on the number of storage slips for the development.

The subject property is located in the southernmost part of the county, on the south side of Lanier Islands Parkway / State Highway 347, just east of Lake Lanier Islands. The narrative states that the business will continue to operate in the same manner, if the expansion is approved.

Based on the future land-use plan, staff finds the **requested amendment to conditions of zoning is consistent with the Future Land Use Map designation of a Lake Supportive Corridor**. These corridors are adjacent to Lake Lanier and should accommodate lake-oriented commercial uses with effective screening, where appropriate. The increase in storage slips for a boat storage facility is consistent with the [Comprehensive Plan](#).

Zoning Analysis

The proposed use of an expansion of existing boat & RV and self-storage storage slips is consistent with the [Comprehensive Plan](#) future land use designation of a Lake Supportive Corridor. **These corridors are adjacent to Lake Lanier and should accommodate lake-oriented commercial uses with effective screening, where appropriate. It should be noted that the property is not currently meeting the previously imposed rezoning conditions related to fencing, paving, and etcetera.**

- **17.380.050.** - Submission requirements for a rezoning request have been met.
- The property is within the Gateway Corridor Overlay District (GCOD) and is surrounded by AR-III properties. **The entire property should be brought up to GCOD standards or the Planning Commission will need grant variances from the standards found in 17.420.050.**

Development Support and Constraints

Hall County Environmental Health

An email dated December 2, 2022 from Emily McGahee states “Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed for any part of the property. A detailed business plan must be submitted to Hall County Environmental Health for review. Please be advised that proposed buildings shown in attached site plan appear to be over existing, unapproved septic system drainline, which is plastic chamber.”

Hall County Public Works and Utilities

In a memo dated December 1, 2022, from Srikanth Yamala, Director of Public Works and Utilities, the following comments were provided:

Engineering:

The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

No comment.

Utilities:

No Hall County Sanitary Sewer in the area.

Georgia Department of Transportation

In an email dated November 23, 2022, Jonathan Peevy, Assistant District Traffic Engineer, indicated that coordination would be required.

➤ **Excerpts from the minutes of the January 17, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Doug Sherrill, 131 Prominence Court, Dawsonville, presented the request. The applicant stated that the new owners of the property are seeking to revive the location. There will be asphalt with no gravel and an opaque fence across the property line.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell requested to go over the revised site plan with the applicant to discuss the changes that were noted. Building materials to meet Gateway Standards were discussed. Mr. Braswell stated that the front entrance fence would be brick stone columns with ornamental fencing.

**Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Ms. Pilcher.
Vote: 5-0**

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