



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (02/20/23)**

REPORT TO: **Voting Meeting (02/23/23)**

ITEM NO: 59/2023

SUBJECT: **6016 Lanier Islands Parkway | Amend Conditions |** of a Highway-Business (H-B) on a 9.65± acre tract located on the west side of Lanier Islands Parkway approximately 492 feet from its intersection with Beards Road | Zoned H-B; Tax Parcel 07330 001004 | **Proposed use: boat & RV storage |** Commission District 2 | **Jan Fisher, applicant.**

Meetings:

Work Session Date: 02/20/23

Voting Meeting Date: 02/23/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with 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.

Purpose of Request:

6016 Lanier Islands Parkway | Amend Conditions | of a Highway-Business (H-B) on a 9.65± acre tract located on the west side of Lanier Islands Parkway approximately 492 feet from its intersection with Beards Road | Zoned H-B; Tax Parcel 07330 001004 | **Proposed use: boat & RV storage** | Commission District 2 | **Jan Fisher, applicant.**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
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Submit	Approve	Budget	Finance
AD	RD	TS	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Updated Site Plan
 Original Site Plan
 Maps
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign Photo