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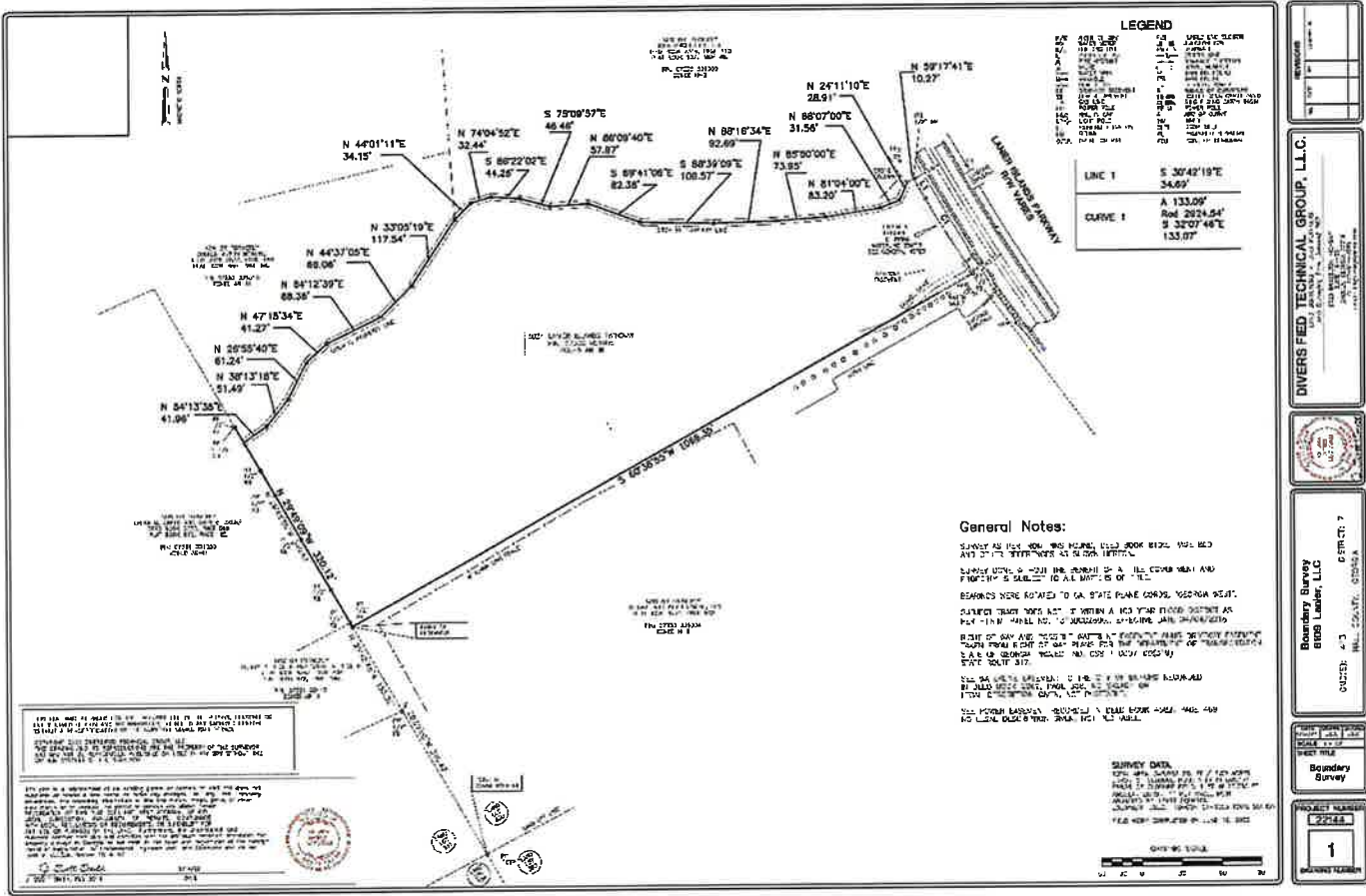
MAR 27 2023

ZONING NARRATIVE

Planning & Zoning Department

Applicant seeks both the rezoning and obtain a conditional use of an existing AR-III parcel to I-1 light industrial for the development and operation of an enclosed RV and Boat Storage facility

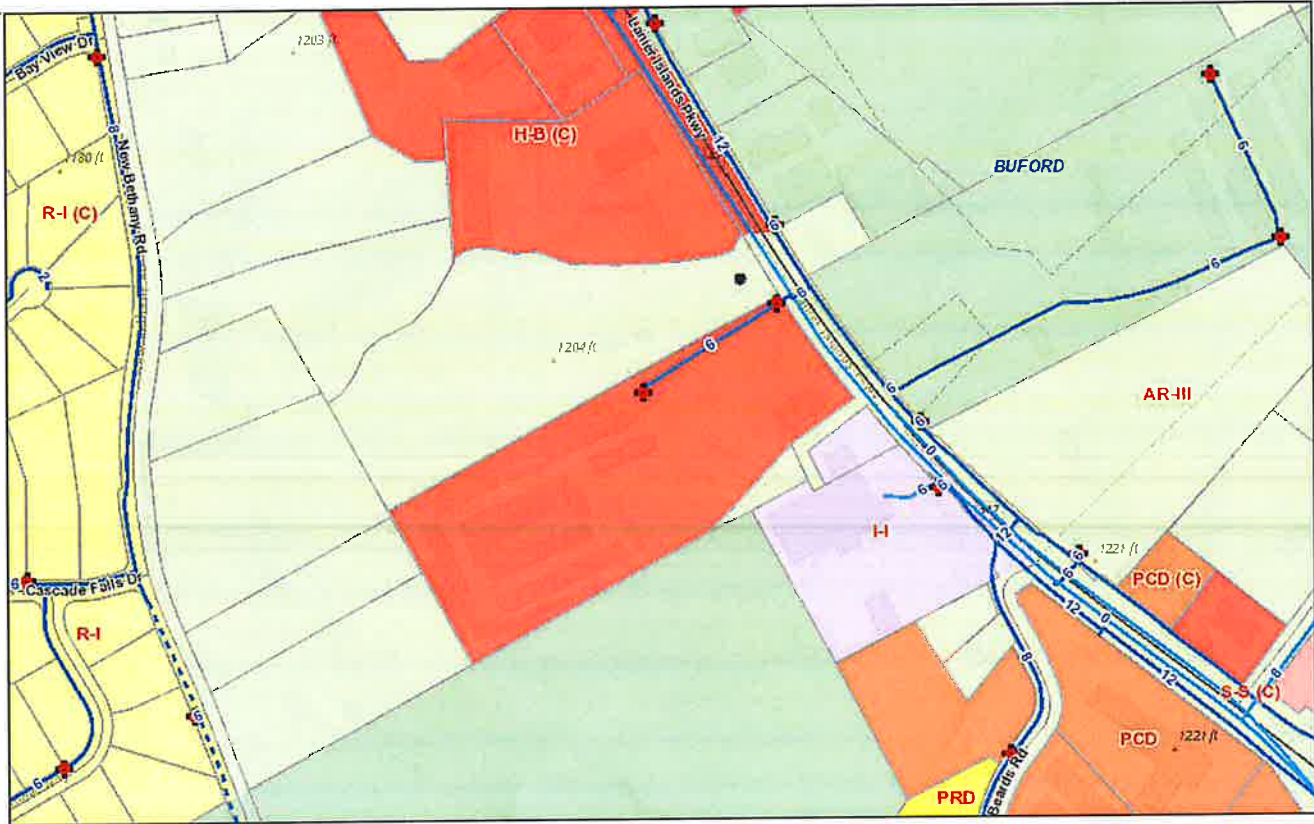
History of Use. The property is currently an undeveloped piece of property located on Lanier Island Parkway that is bounded on either side by marine sales, service and storage facilities with residential to the rear of the property. The current survey is shown below:



Proposed Use. The application seeks both the rezoning and obtain a conditional use of an existing AR-III parcel to I-1 light industrial for the development and operation of an enclosed RV and Boat Storage facility in Hall County.

Current Zoning. The current zoning for the undeveloped 7.87 acres is AR-III.

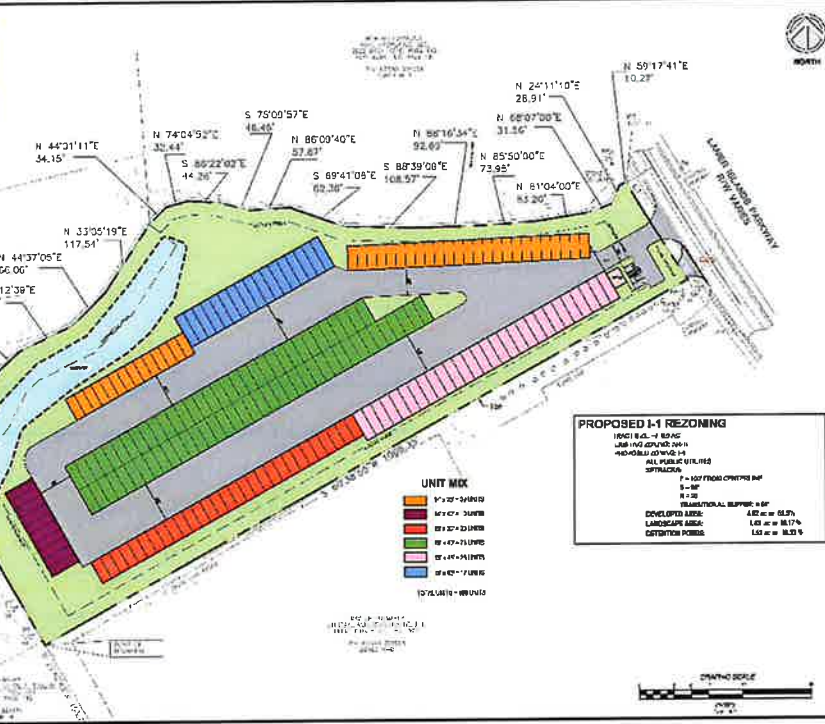
Surrounding Zoning/Uses. The existing AR-III property is largely surrounded by existing H-B zoned commercial property with areas to the rear zoned AR-III. The property is in the Gateway Zoning overlay. A copy of the GIS map with surrounding zoning is below:



Sewer/Septic/Water. At this time the small office will be served by an on-site septic system. Water is available along Lanier Island Parkway.

Traffic. At this point, a traffic study is not expected to be needed as the proposed use generates very little daily traffic. This will eliminate the need for an additional roadway improvements along Lanier Island Parkway.

Over Under Boat & RV Storage will be built for the storage of boats, RV's, vehicles and general storage needs. Our research shows that there is a strong demand for boat & rv storage units in the market area. Large storage units in the market area are either sold or fully occupied with waiting lists. Most boat & rv storage is contained in an outdoor open lot storage facilities or, at best, outdoors under a shade canopy. The facility will provide an all-inclusive storage solution consisting of large individual storage units within a secure gated complex. The storage units will have an average size of 14'x45'. The units include automatic garage doors, security cameras, a fully gated and secure complex, shared common expenses, commercial management to maintain the complex and additional features.



**PROPOSED I-1 REZONING**  
19.521 AC ± 80 ASG  
1.530 MGD STORAGE  
440-0000 (07/16/13) H  
ALL PUBLIC UTILITIES  
DEVELOPER: [REDACTED]  
LANDSCAPE ARCH: [REDACTED]  
CITY/TOWN PERM: [REDACTED]

- |               |                  |
|---------------|------------------|
| [Light Green] | 1' x 2' - 2 UNIT |
| [Light Blue]  | 1' x 2' - 2 UNIT |
| [Red]         | 1' x 2' - 2 UNIT |
| [Green]       | 1' x 2' - 2 UNIT |
| [Light Green] | 1' x 2' - 2 UNIT |
| [Light Blue]  | 1' x 2' - 2 UNIT |
| [Light Green] | 1' x 2' - 2 UNIT |

**D&M CONSULTING SERVICES**  
4000 Highway 60 East  
Suite 200  
P.O. Box 1000  
Marietta, GA 30066  
770-590-1000

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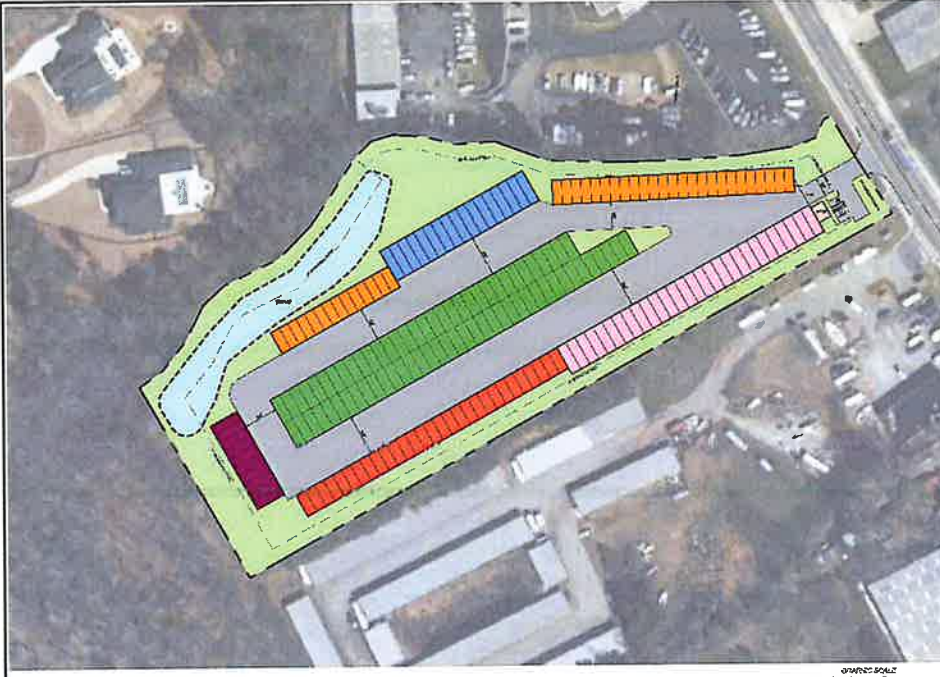
**OVER UNDER STORAGE**  
[REDACTED]

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**811**  
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**SITE REZONING PLAN C 1.0**



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**OVER UNDER STORAGE**  
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**SITE CONCEPT PLAN C 1.1**