

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Over Under Storage, LLC

**Request** ..... Rezone from Agricultural Residential III (AR-III, [17.110](#)) to Light Industrial (I-I, [17.160](#)).

**Proposed Use** ..... Enclosed boat & RV storage

**Size** ..... 7.67± acres

**Zoning** ..... Current Agricultural Residential III (AR-III, [17.110](#)) and Gateway Corridors Overlay District (GCOD, [17.420](#)) | Proposed Light Industrial (I-I, [17.160](#)) and Gateway Corridors Overlay District (GCOD, [17.420](#)).

**Location** ..... **6034 Lanier Islands Parkway** | Tax Parcels 07330 001005

**Commission District** ..... Two

**Planning Commission Date** ..... May 15, 2023

**Staff Recommendation** ..... **Denial, based on the findings that the request is inconsistent with the Lake Supportive Corridor future land use classification in [Comprehensive Plan](#), which states that low-impact industrial is only permitted where the same is found on adjacent properties.**

**Planning Commission Recommendation**..... **Approval, with conditions**  
**Vote: 5-0**

**Planning Commission Conditions:**

1. The request to rezone the property to Light Industrial (I-I, [17.160](#)) is denied and shall be rezoned to Planned Industrial Development (PID, [17.180.090](#)) instead.
2. The development shall generally occur as depicted on the site plans dated March, 27, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.

3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)). No variances are granted from these standards.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways. All other fencing shall be a 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm.

**Public Forum:**

**Teresa Cantrell, 2753 Merritt Drive, Buford**, spoke in opposition. Concerns were compliance with Gateway Corridor and restricting uses.

**Summary Analysis**

The applicant is requesting to rezone the 7.67± acres from Agricultural-Residential-III (AR-III, [17.110](#)) to Light Industrial (I-I, [17.160](#)) with the intention of developing an enclosed boat and RV storage facility on the property. Concurrent to this request, the applicant is seeking conditional use approval ([17.420.050](#)) for self-storage warehouse within the Gateway Corridors Overlay District (GCOD, [17.420](#)). It should be noted that the conditional use request cannot be approved as presented if the rezoning request is denied.

The applicant’s narrative states that the site will include storage of boats, RVs, vehicles, and general storage needs. The proposed development will include 196 enclosed individual storage units with an average size of 14 feet wide by 45 feet deep, see the chart below for more details regarding the unit breakdown. The units will include automatic garage doors, security cameras, gated access, and “shared common expenses, commercial management to maintain the complex and additional features.” The applicant has included a variety of pictures to provide an example of the style of the units, but no specific architectural renderings have been submitted with the application or building materials explicitly stated.

Unit Size	Number of Units
14FT x 35FT	39
14FT x 40FT	10
15FT x 35FT	29
15FT x 40FT	73
15FT x 45FT	28
15FT x 50FT	17

The property is rectangular in shape, having a depth of over 1000 feet and approximately 165 feet of frontage along Lanier Islands Parkway. The site plan shows a single entrance from Lanier Islands Parkway with a small office and 3 parking spaces located in front of a gated access to the storage units. The drive

continues down the southern property line before looping back around to the front. The storage units line the driveway, with a central block of units in the middle of the drive. The drive aisle ranges from 50 to 60 feet in width throughout the development. The site plan shows a 20 foot side yard setback on both side property lines, increasing to a 50 foot transitional buffer along the north boundary where the property is adjacent to residential properties. A 25 foot vegetated buffer along Lanier Islands Parkway and a 50 foot transitional buffer are shown along the rear property line, again where adjacent to residential properties.

No variances have been requested as part of this application.

**Based on the future land-use plan, staff finds the zoning request inconsistent with the future land use classification of a Lake Supportive Corridor in the [Comprehensive Plan](#), which states that low-impact industrial is only permitted where the same is found on adjacent properties.**

### **Zoning Analysis**

Per Planning Commission and Hall County Commission consideration and decision ([17.380.060](#)), the planning commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use of the property as an enclosed self-storage facility for boat and RV storage is consistent with the development pattern of nearby properties. The proposed zoning could be incompatible with future development of the adjacent parcels as the Light Industrial (I-I, [17.160](#)) district permits more intensive uses than adjacent parcels. The parcel to the south is zoned Highway Business (H-B, [17.150](#)). The north property line borders both Highway Business (H-B, [17.150](#)) and Agricultural Residential III (AR-III, [17.110](#)) parcels. To the west are Agricultural Residential III (AR-III, [17.110](#)) parcels. Other parcels are a mixture of primarily Agricultural Residential III (AR-III, [17.110](#)) and Residential I (R-I, [17.60](#)) zoned parcels, with H-B, PCD, and Suburban Shopping (S-S, [17.140](#)) parcels clustered at intersections along Lanier Islands Parkway.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed zoning classification of Light Industrial (I-I, [17.160](#)) permits more intense uses than that of the adjacent or nearby parcels. This will be an expansion of Light Industrial (I-I, [17.160](#)) along this portion of Lanier Islands Parkway. While the use of boat repair, sales, and storage is consistent with other nearby businesses, the potential for the redevelopment of the parcel into a more intense industrial parcel in the future should be considered.**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential III (AR-III, [17.110](#)), but the proposed business cannot occur as described without approval rezoning request to Light Industrial (I-I, [17.160](#)) and approval of the concurrent conditional use request.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use should not cause an excessive**

**or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The parcels fall within the Lake Supportive Corridor of the [Comprehensive Plan](#). The intent of the Lake Supportive Corridor is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Additionally, these corridors should create employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns. Primary future land uses should be retail activities, office-based employment, civic uses, single-family residential. Low-impact industrial or higher density residential only where the same is found on adjacent properties. The proposed use is not consistent with the [Comprehensive Plan](#) as there are not adjacent industrially zoned parcels.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped, per aerial imagery, though as recently as 2018 the property was developed with a single family residence and various accessory structures.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The rezoning of the property to Light Industrial (I-I, [17.160](#)) would be a more intensive use than the existing Agricultural Residential III (AR-III, [17.110](#)) classification and create an isolated district unrelated to the surrounding districts.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole, as boat & RV storage business are common in proximity to Lake Lanier, though careful thought should be given as to the change of the zoning classification from Agricultural Residential III (AR-III, [17.110](#)), to Light Industrial (I-I, [17.160](#)).**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As the proposed uses require Board of Commissioner approval within the Gateway Corridors Overlay District (GCOD, [17.420](#)), the applicant would have to find a location outside of the overlay district appropriately zoned for a self-storage.**
15. Whether the need for rezoning could be handled instead by a variance request to the [planning commission]; **No, the request could not be handled instead by a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

**[17.380.050](#) - Submission requirements**

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at the Hall County Planning Commission.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
  1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The applicant has submitted a narrative and site plan but has not explicitly addressed the criteria listed in [17.350.120](#).**
  2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or

map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **The applicant submitted the site plan drawn to scale.**

- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **This standard is not applicable as the site will be served by an onsite septic system.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **As there are not 100 or more residential dwelling units proposed, this criteria is not applicable.**

### **Development Support and Constraints / Departmental Comments**

#### **Hall County Environmental Health**

In an email dated May 2, 2023, Emily McGahee states “Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.”

#### **Hall County Fire Marshal**

In an email dated April 28, 2023, John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated that the Hall County Fire Marshal’s provided the following comments:

##### **IFC 503.1.1 Buildings and facilities.**

**P**

*Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

##### **Exceptions:**

1. 1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
  1. 1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
  2. 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

**Buildings as proposed do not meet the above code requirement.**

##### **IFC 503.6 Security gates.**

**P**

The installation of security gates across a fire apparatus access road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Security Gate shown on plans shall have a Knox Key switch override device installed for emergency access as required per code above.

**IFC 507.5.1 Where required.**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

**Exceptions:**

1. 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. 2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Additional fire hydrant(s) may have to be installed inside the development to meet the above code requirement.

**IFC 903.2.9 Group S-1**

A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet shall have a fire protection system installed.

A fire protection system shall be installed to meet the above code requirement.

Plans will have to include the above code requirements.

**Hall County Public Works and Utilities**

In a memo dated May 1, 2023, Bill Nash, Director of Public Works and Utilities, provided the following comments:

**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.  
Show stream buffer and impervious setback from wrested vegetation not center line of stream

**Traffic:**

Driveway must meet be permitted/approved by GDOT.

**Utilities**

No Hall County sanitary sewer.  
Health dept. approval; required for septic.

**Georgia Department of Transportation**

In an email dated April 28, 2023 from Parker Niebauer, Traffic Operations Supervisor, confirmed that the project will require GDOT coordination. The following comments were included on the concept plan, which is included in the application materials.

- Submit waiver for substandard driveway spacing
- First internal movement is 100' min, 200' desirable (this is measured as 55' in the layout below)
- Required intersection sight distance MUST be certified to receive a permit.
- D/W width is 24' standard (two, 12' lanes), this is equivalent to 28' face of curb to face of curb with a two foot gutter.
- Driveway Radii are 35' minimum. Recommend a larger radius on the ingress side to move boats, trailers, RVs from state route quicker.
- Match mainline cross-slope, first 12' of driveway
- D/W grade should not exceed 6.25%
- Comply with all requirements of the most recent version of GDOT's D/W and Encroachment Manual
- Concept reviewed in general. This review does not relieve the applicant of any responsibility for conformity with the Driveway and Encroachment Manual and GDOT Standards and Details.
- April 28, 2023

➤ **Excerpts from the minutes of the May 15, 2023 meeting**

**Applicant's Presentation:**

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

**Tom Daniel, 401 West Park Court, Peachtree City**, presented the request.

**Public Forum:**

**Teresa Cantrell, 2753 Merritt Drive, Buford**, spoke in opposition. Concerns were compliance with Gateway Corridor and restricting uses.

**Planning Commission Comments:**

Mr. Braswell questioned if the applicant had reviewed the staff conditions. The applicant stated he has. Mr. Hunt questioned the type of material used above the water line. The applicant stated it would be hardieplank. The applicant mentioned that there will be 24 hour surveillance and they agree they do not want the site to be an eyesore. Mr. Braswell stated that there needs to be restrictions on the times the facility can be accessed by customers to stay consistent. The applicant stated they would prefer storage access from 5 am to 10 pm.

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



*Conditions:*

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