



AGENDA ITEM

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

REPORT TO: Work Session (06/19/23)

REPORT TO: Meeting (06/21/23)

ITEM NO: 329/2023

SUBJECT: **6034 Lanier Islands Parkway | Rezone** | from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | Commission District 2 | **Over Under Storage, LLC, applicant.**

Meetings:

Work Session Date: 06/19/23

Voting Meeting Date: 06/21/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

History:

6034 Lanier Islands Parkway | Rezone | from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | Commission District 2 | **Over Under Storage, LLC, applicant.**

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
AD	RD	JR	JR
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

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