

February 13, 2023

Planning and Development Department
2875 Browns Bridge Road
Gainesville, Georgia 30504



Re: Rezoning Application
Hall Co. Parcel #: 07330 001006B
6515 New Bethany Road

To Hall County Board of Commissioners,

Please find attached an application for rezoning of the Hall County Parcel #: 07330 001006B from its current zoning of H-B (Highway Business) to I-I (Light Industrial). The purpose of this rezoning request is to accommodate a proposed development consisting of Boat and Camper Storage Canopies and a Building containing space for Boat Sales and Boat Maintenance on the site. This development is compatible with the surrounding development in the area as evidenced by the fact that there are five other boat storage facilities within one mile of the proposed development. The attached Site Plan depicts two Storage Canopy structures together covering 5,280 sf of the site along with a 6,300 sf Boat Sales and Maintenance building. The plan proposes an entrance on New Bethany Road and an asphalt parking area. Due to the lack of available sanitary sewer in the area the site proposes to utilize an on-site septic system. Public water will be accessed by an existing line on New Bethany Road and an above ground detention pond is proposed to manage stormwater flows. Runoff reduction best management practices will be identified and planned during the design phase to mitigate the impact of the increased impervious area the development will create.

The site contains 1.836 Acres of land located at the southeast corner of the intersection of Lanier Islands Parkway and New Bethany Road. The land is currently wooded throughout. The only property adjoining the subject parcel, other than the road rights-of-way, is an active boat storage facility owned by Lake Lanier Boat Storage, LLC. The Boat Sales and Repair component of the business will be open during normal business hours, 8am to 5pm. The Boat and Camper Storage component will be accessible via secure gate and keypad for customers renting the storage units. The site will have security lighting on between dusk and dawn. A ten foot landscape strip is proposed along both New Bethany Road and Lanier Islands Parkway. A monument sign is proposed along New Bethany Road adjacent to the proposed entrance to the site.

Attached to this application is a Site Plan detailing the proposed development outlined above along with a completed Rezoning Application and supplemental documents. Please contact me with any questions or if you find anything missing from this submittal that would be helpful in your review of the application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ben Drerup", with a long, sweeping flourish extending to the right.

Benjamin Drerup, MAA, LS
Principal/General Manager
Genuine Mapping & Design, LLC