

Narrative

129 Boat & RV Storage

I-I Zoning

Existing Site Description

The proposed development consists of 5 existing parcels that total 20.16 acres. It is located on the western side of Cleveland Highway (S.R. 129) just north of the intersection with Donna Drive. The current zoning is AR-III. The surrounding adjacent properties are zoned AR III & PCD. There are 2 existing residential houses on the development. One is a house on the historic registry that will remain as part of the project. There is an existing farm pond that will remain on the site.

Proposed Development

The proposed property will be used for boat and RV storage and have a 10,800 s.f. warehouse for a contractor's office. Access will be controlled by an automated gate. A turnaround will be provided outside of the gate in case someone is not able to access and needs to leave. An existing historic home will remain as an office at the entrance to the development. Lighting will be LED non-spill fixtures under the canopy or attached to the structures.

One monument sign will be placed at the entrance on Cleveland Highway. All signs will comply with the current county sign requirements.

The entrance and frontage will be landscaped with a 6-foot-tall wrought iron style fence accented with brick columns every 200 feet and at the corners. Landscaping will be planted in front of this fence to further enhance the aesthetics and help screen the project from the highway.

The proposed use will provide a low impact, low traffic use along the Cleveland Highway corridor and the surrounding residential properties.

The boat & RV storage will be a lake supportive land use as recommended by the county's Comprehensive Future Land Use Plan.

Storm Water Detention

Storm water will be detained in a combination of a proposed pond and infiltration trenches. The pond discharges into an existing farm pond which eventually flows into an existing creek along the western property line. The pond will comply with all current storm water regulations for Hall County.

Building Setbacks and Buffers

Front: 100' from centerline of Cleveland Highway
50' off Donna Drive r/w

Side & Rear: 20'

Buffers

50' Buffer to adjacent to parcel 10144 000038 as shown on the Rezoning Plan on the south side of the development. This buffer is mostly covered by an existing farm pond that will remain on the property. This gives plenty of separation between the existing residential property.

A 50' – 30' Enhanced Buffer adjacent to Parcel 10144 000029A as shown on the south side of the Rezoning Plan will provide screening adjacent to the residential area.

A 30' Enhanced Buffer will be provided along the northern side adjacent to the AR-III property.

The western boundary will have a 50' Undisturbed Stream Buffer and a 75' Impervious Setback to buffer those adjacent properties.

Gateway Corridor Overlay District

Conditional Use Request

This application is requesting approval for outdoor storage use inside the Gateway Corridor Overlay District.

Buffer Reduction

This application is requesting a reduction of the transitional buffer on the northern and small strip of the southern property line that is adjacent it to the AR-III property as shown on the Rezoning Plan.

Frontage Style

Proposed frontage fence and landscaping

