



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: January 5, 2024

Subject: **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone |** from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) on 20.16± acres | **Proposed Use: boat and RV storage and an office/warehouse | Dutton Properties, applicant.**

The request before you is the application of Dutton Properties to Rezone from Agricultural Residential III (AR-III) and Planned Commercial Development (PCD)/ Gateway Corridors Overlay District (GCOD) to Light Industrial (I-I) / Gateway Corridors Overlay District (GCOD) to allow a boat and RV storage and an office/warehouse. This item is located within Commission District 3.

The item was tabled to the January 25, 2024, voting meeting for research regarding the proposed GDOT widening /realignment of U.S. Hwy 129/ Cleveland Highway and whether the structure located on 3419 Cleveland Highway is on a historic preservation registry.

Research performed by staff does not find the structure on any national or state registries. Staff researched the GA Trust for Historic Preservation, the GA State Historic Preservation Office (SHPO), National Register of Historic Places, and did not find the structure listed. It should also be noted that unless there are specific tax credits associated with a structure, being on a registry provides no protection against demolition or alterations. The only protection is through local district designations and design guidelines.

The only preliminary GDOT plan located by staff is dated November 2021 and does not propose to bisect the subject property.

The applicant has not submitted any additional information to the Planning staff since the voting meeting on November 9, 2023.

At their October 2, 2023 meeting, the Hall County Planning Commission voted to recommend approval with ten (10) conditions **(4-1, Pilcher opposed)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **seven (7) people spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. The development shall occur as depicted on the site plan dated September 29, 2023 and described in the updated project narrative dated September 29, 2023, modified for compliance with zoning conditions and Hall County regulations. Minor changes can be approved by the Planning Director, provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those listed herein.
2. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
3. The development, including any signage, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420.050](#)). No variances are granted from these standards.
4. The applicant shall coordinate and receive approval from the Georgia Department of Transportation for the site access and proposed location of the covered storage areas.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
7. All conditions of zoning shall be made part of any plans created for the property.
8. The hours of operation for the self-storage facility shall be 6:00am-11:00pm, Monday through Sunday.
9. The roof material for the covered parking shall be standing seam architectural metal roof panels, with the color to be approved by the Planning and Development Director.
10. The 10,800 sq. ft. warehouse at the rear of the property as shown on the concept plan shall be allowed to utilize metal siding.