

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant UHC of Atlanta North c/o Doug Weston III

Request Amend Conditions of Zoning

Proposed Use Expansion of services

Size 3.85± acres

Zoning Planned Commercial Development (PCD,
17.180.080) and Gateway Corridors Overlay
District (GCOD, 17.420)

Location **6619 Lanier Island Parkway** | Tax Parcel 07355
002002

Commission District Two

Planning Commission Date October 21, 2024

Staff Recommendation **Approval, with conditions**, as the proposed
changes are consistent with previous approvals.

Record Number.....HZCU24-0041

Planning Commission Recommendations..... **Approval, with conditions**

Vote: 5-0

Planning Commission Conditions:

1. The property shall be developed according to the site plan dated July 31, 2024, and the project narrative received on August 22, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of the site plan approval. A maximum of 12 U-Haul vehicles shall be permitted on the property, with no more than 3 of these U-Haul trucks or trailers permitted to be parked at the development entrance.
2. All previous conditions from the February 23, 2017 zoning approval shall apply as amended herein:
 - a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at the time of site plan approval.
 - b. All storage units shall be enclosed with the exception of the boat sale storage at the front of the property.

- c. No drystack or outside storage other than the boat sale storage shall be allowed without proper screening.
 - d. The boat sales office (Building 1) and boat storage as depicted in the site plan shall adhere to the Gateway Corridors Overlay District architectural standards.
3. The monument sign shall be permitted to have internal illumination as shown on the elevations dated August 19, 2024.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

Excerpts from the minutes of the October 21, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Doug Weston III, 11300 Highway 92, Woodstock, presented the request. The applicant is requesting to amend conditions on a 3.85± acre tract, currently zoned Planned Commercial Development (PCD) and within the Gateway Corridors Overlay District (GCOD), to allow for an expansion of services at an established self-storage, boat storage, and boat sales facility. The site is currently developed with eight self-storage buildings, outdoor boat parking, and office space.

The subject property was originally rezoned from Vacation Cottage (V-C) to Planned Commercial Development (PCD) on February 23, 2017, for the development of self-storage and boat sales and storage with 4 conditions. The applicant requested for staff condition number four to be omitted due to the landscaping providing a natural buffer.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

The applicant presented photos of the current site, where the landscaping provides a buffer. Mr. Braswell asked the applicant if they would be willing to supplement the plantings for more screening. The applicant stated they would be willing to if needed. Mr. Braswell asked Ms. Garmon's opinion if additional landscaping would be needed. Ms. Garmon explained that the landscaping was in its beginning years and satisfies the requirements of the Gateway Corridor. Mr. Varner asked Ms. Garmon's opinion on whether the landscaping would be adequate when it was fully grown. She advised it would be sufficient and should not pose a risk to drivers when pulling out. Mr. Sosebee asked for confirmation that the trees and bushes would be maintained at all times and the applicant agreed.

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

Conditions:

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 - c. No drystack or outside storage other than the boat sale storage shall be allowed without proper screening.
 - d. The boat sales office (Building 1) and boat storage as depicted in the site plan shall adhere to the Gateway Corridors Overlay District architectural standards.
3. The monument sign shall be permitted to have internal illumination as shown on the elevations dated August 19, 2024.
4. Opaque screening materials shall be added to the existing fence along Lanier Island Parkway. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

Amended Motion: A motion to amend the original motion was made to approve with conditions by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 5-0

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Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated July 31, 2024, and as described in the project narrative received August 22, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions from the February 23, 2017 zoning approval shall apply as amended herein:
 - a. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at the time of site plan approval.
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The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. 17.420.050.F.4.a – Sign illumination
 - Internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited.
 - Applicant has requested an exception to allow for an internally illuminated sign.

Summary Analysis

The applicant is requesting to amend conditions on a 3.85± acre tract, currently zoned Planned Commercial Development (PCD) and within the Gateway Corridors Overlay District (GCOD), to allow for an expansion of services at an established self-storage, boat storage, and boat sales facility. The site is currently developed with eight self-storage buildings, outdoor boat parking, and office space.

The subject property was originally rezoned from Vacation Cottage (V-C) to Planned Commercial Development (PCD) on February 23, 2017, for the development of self-storage and boat sales and storage with the following 4 conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at the time of site plan approval.
2. All storage units shall be enclosed with the exception of the boat sale storage at the front of the property.
3. No drystack or outside storage other than the boat sale storage shall be allowed without proper screening.
4. The boat sales office building 1 and boat storage as depicted in the site plan shall adhere to the Gateway corridors overlay District architectural standards.

Per the narrative, the applicant is requesting to amend the approved site plan to include U-Haul truck and trailer rental services. Additionally, the applicant is seeking a variance to allow for internal illumination for the new monument sign.

Per the submitted site plan and narrative, the applicant has proposed 3 parking spaces at the entrance of the development to be utilized for U-Haul rentals, with an additional 9 spaces along the northern section of the front property line along Lanier Islands Parkway.

The applicant has submitted elevations for the proposed monument sign, which will be double-faced with a total area of 48 square feet. The applicant is requesting a variance to allow for internal illumination of the proposed monument sign.

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 requested use is consistent with the previous approval for the Planned Commercial Development on February 23, 2017.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed use will adversely affect adjacent properties.**
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 Planned Commercial Development (PCD, 17.180.080).**
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, or utilities; **If approved, the amendment of conditions is not anticipated to cause an excessive or burdensome use of existing infrastructure.**
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 zoning designation has been established by previous board action with the original approval of the development. The requested modification does not significantly impact the designated future land use of the area.**
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 developed as a storage facility with eight self-storage buildings and an office.**
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; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The current request is to amend conditions of an existing PCD. Per the Official Code of Hall County, the Planned Development District (17.180) is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**
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; **The request is not out of scale with the needs of the county as a whole.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposal to amend the existing zoning conditions requires approval by the Board of Commissioners.**
15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **The request could not be handled alternatively as 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 are no anticipated ecological or pollution impacts 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. **The proposal meets the requirement, and the applicant understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

- 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 did not specifically address the criteria listed in 17.380.060.c.**

 - 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 proposal meets the requirement.**

- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **This is not applicable to the applicant's request.**

- 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. **This is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated September 16, 2024, Emily McGahee stated, "The existing onsite sewage management system is sized/approved for 5 employees only."

Hall County Fire Marshal

In an email dated September 17, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, Lieutenant stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated September 19, 2024, Bill Nash, Director, stated the following:

Engineering:

This 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 FEMA and Hall County studied Flood plains that are present on site.

Traffic:

No comment

Utilities:

City of Buford service district.
No sewer in area.
On-site septic existing.

Georgia Department of Transportation

In an email dated September 16, 2024, Veronica Chavers, D1TO Civil Engineer III, stated that GDOT coordination is required.