



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Director of Planning & Zoning

**Date:** November 25, 2024

**Subject:** **6619 Lanier Island Parkway | Amend Conditions of Zoning | on a 3.85± acre tract | Tax Parcel 07355 002002 | Proposed Use: Expansion of services | UHC of Atlanta North c/o Doug Weston III, applicant**

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The request before you is the request of Doug Weston to amend the conditions of zoning to allow the expansion of services by adding U-Haul truck rentals at a self-storage facility. This item is located within Commission District 2.

At their October 21, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with five (5) conditions (5-0).**

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

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke in during the public hearing.**

**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.