



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (12/09/24)

REPORT TO: Voting Meeting (12/12/24)

ITEM NO: 621/2024

SUBJECT: **6619 Lanier Island Parkway | Amend Conditions of Zoning** | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD (GCOD); Tax Parcel 07355 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **UHC of Atlanta North c/o Doug Weston III, applicant**

Meetings:

Work Session Date: 12/09/24

Voting Meeting Date: 12/12/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

History:

6619 Lanier Island Parkway | Amend Conditions of Zoning | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD (GCOD); Tax Parcel 07355 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **UHC of Atlanta North c/o Doug Weston III, applicant**

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Sign Rendering
- Deed
- 2017 BOC Action Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos