



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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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: December 23, 2024

Subject: **6515 New Bethany Road | Amend conditions of zoning**
| on a 1.86± acre tract | Zoned PID, Tax Parcel 07330
001006B | Proposed Use: Expansion of storage area |
Genuine Mapping and Design, LLC, applicant

The request before you is from Genuine Mapping and Design, LLC, to amend the conditions of zoning for the expansion of a storage area for boats and recreational vehicles (RVs). This item is located within Commission District 2.

At their November 18, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) 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 **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan revision dated May 14, 2024, and amended as described in the projective narrative dated September 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated June 21, 2023, as amended shall apply:
 - a. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
 - b. All outdoor lighting on the premises shall be full cut-off downlight.
 - c. All parking and storage areas shall be paved with either asphalt or concrete.

- d. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
 - e. All conditions of zoning shall be made part of any plats created for the property.
 - f. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
 - g. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
 - h. The applicant shall install a 4 to 5 foot high landscaped berm with decorative fencing.
3. 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.
4. The submitted typical building elevation dated March 30, 2023, shall be allowed as depicted with final review and approval subject to the Planning and Zoning Director, or their designee.