

September 20, 2024

Planning and Development Department
2875 Browns Bridge Road
Gainesville, Georgia 30504



Re: Change in Zoning Conditions
Hall Co. Parcel #: 07330 001006B
6515 New Bethany Road

To Hall County Board of Commissioners,

Please find attached an application for a Change in Zoning Conditions for Hall County Parcel #: 07330 001006B located at 6515 New Bethany Road. The subject parcel was rezoned to Planned Industrial Development (PID) in June of 2023 with a proposed use of Boat Repair and Sale and Boat and Camper Storage. Later in 2023 land development plans for the project were approved by Hall County. The purpose of this Application is to accommodate a proposed revision to the Site Plan referenced in Condition #2 of said Rezoning approval. The proposed revision would eliminate one building designated for Boat Repair and Office Space and would include two additional buildings designated for Boat and Camper Storage. Revised land development plans have already been submitted to Hall County for review. It was during the plan submittal process that we were informed that a Change in Zoning Conditions would be required to accommodate the proposed change.

This development is compatible with the surrounding development in the area as evidenced by the fact that there are five other boat storage facilities within one mile of the proposed development. The attached Site Plan depicts four Boat and Camper Storage Canopy structures together covering 22,540 sf of the site along with associated drive aisles and limited parking.

The existing development along this section of Lanier Islands Parkway consists of many businesses oriented toward boating and related activities due to the immediate proximity of the lake and numerous marinas. We feel that boat and camper storage facilities serve the broader outdoor recreation offerings along this corridor and are a natural component of the market that this highway corridor is currently serving as a gateway to Hall County's most prominent natural resource, Lake Sidney Lanier.

Attached to this application is a Site Plan detailing the proposed development outlined above along with a completed application and supplemental documentation. Please contact me with any questions or if you find anything missing from this submittal that would be helpful in your review of the application.

Sincerely,

Benjamin Drerup, MAA, LS
Principal/General Manager
Genuine Mapping & Design, LLC