

## RE-ZONING APPLICATION REPORT

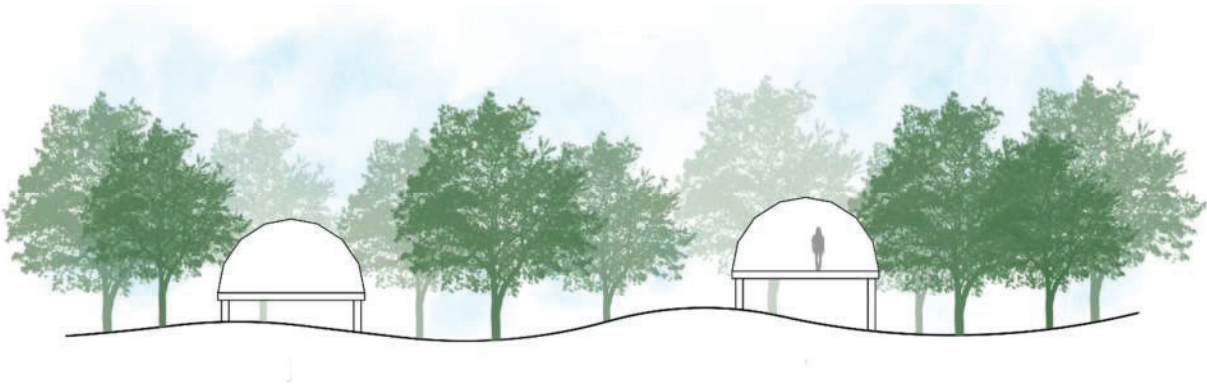
FOR:

# YELLOW CREEK CAMPGROUND

6700 AND 6702 YELLOW CREEK ROAD

MURRAYVILLE, GEORGIA

JANUARY 2025



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## Project Summary

6700 and 6702 Yellow Creek Road are a combined 47.14 acres of land on the shoreline of Lake Lanier in Murrayville, Georgia. The site is adjacent to land owned by the Army Corp of Engineers and residential areas. The parcels are currently zoned as Vacation-Cottage (VC) and abut properties zones as Residential 1 (R-1) and Agricultural-Residential 1 (AR1).

The coastline of Lake Lanier and existing landscape create a destination for visitors to the area. The existing residence on the property is used as a short-term vacation rental. The intent of this project is to expand its hosting capabilities to include glamping domes, event spaces, and other short-term rental accommodations including a bathhouse, shared amenity space, and a chapel/performance venue. With all amenities combined, large group events such as weddings or corporate events would be comfortably hosted here.

The glamping domes will reflect the traditional idea of a campground setting. The campsites will be geodesic domes with electricity and water. Water and laundry will be available at a shared bathhouse. The existing barn on the property will be renovated or reconstructed in-kind for smaller events. There is a potential for a larger event space with accompanying individual event suites.

With the property being 47.14 acres, the goal is to implement these ideas in a way that preserves the nature of the space. Utilization of existing open space and taking advantage of existing natural features will enforce the natural beauty of the space and keep the project as low impact as possible.

The purpose of this re-zoning application narrative is to request 6700 and 6702 Yellow Creek Road be re-zoned from Vacation-Cottage to Planned Commercial Development. This will allow concurrent uses of short term rental, event space, and campground as recommended by the Hall County Planning Department.

## Property Information

This property's address is 6700 and 6702 Yellow Creek Road, Murrayville, Georgia 30564. The tax parcel ID's are 11135-000001 and 11135-000001E, respectively. 6700 Yellow Creek Road is 6.85 acres and 6702 Yellow Creek Road is 40.29 acres, for a combined total of 47.14 acres.

Murrayville, Georgia is 4.5 miles from the property, or about 8 minutes by car. Dawsonville, Georgia is 15 miles south of the property, or about 20 minutes by car.

The property has +/- 1000 feet of coastline on Lake Lanier (owned by the Army Corp of Engineers). It is largely undeveloped except for an existing residence, barn and miscellaneous small outbuildings. The residence is currently being used as a short-term rental.

## VICINITY MAP

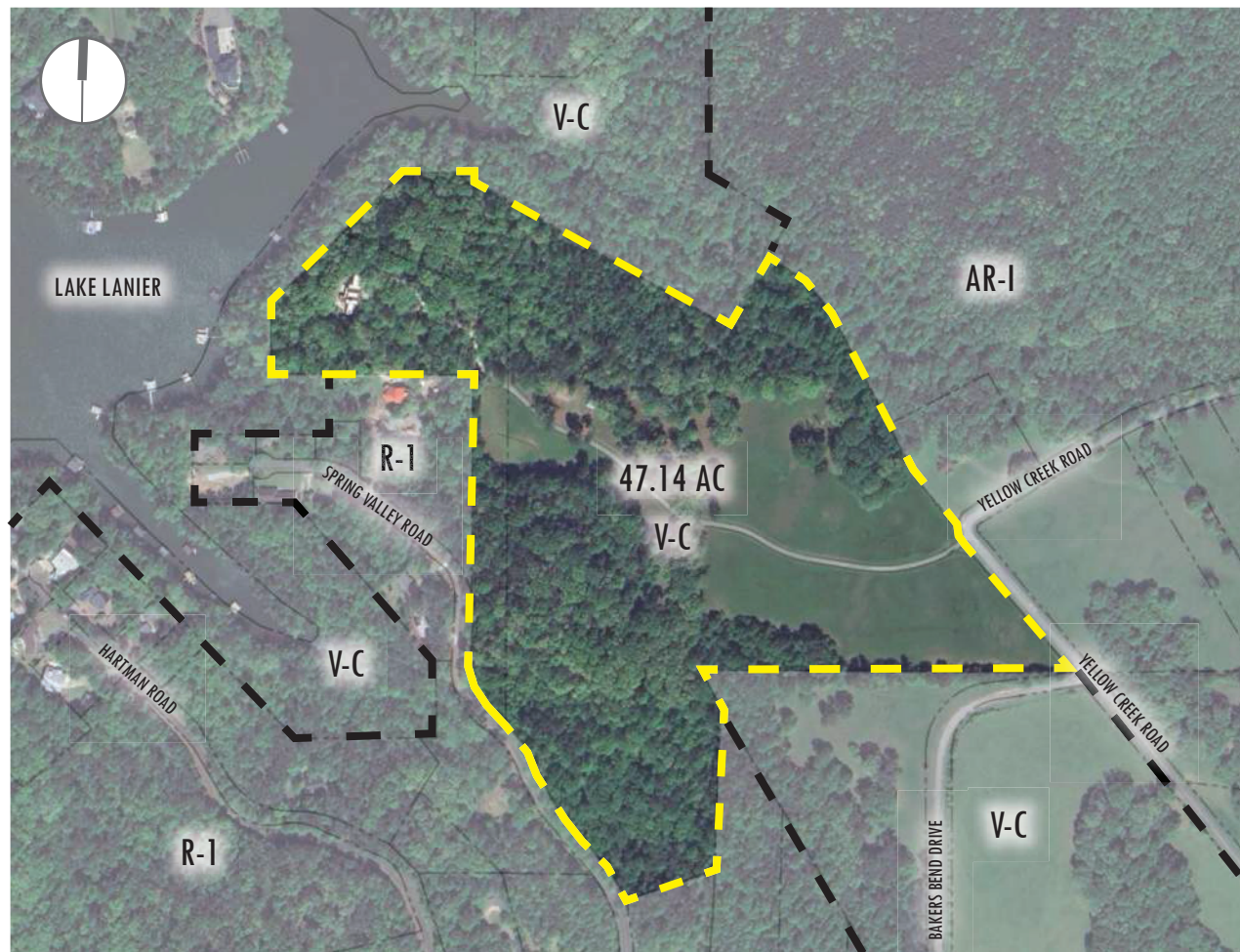


FIGURE 1. Map of the parcels in question with adjacent parcels, zoning classifications, roads and water features.

To the North and along the shoreline of Lake Lanier, the land is owned by the US Army Corp. of Engineers. To the Southwest of the parcel, a small residential community exists. The parcels West and Southwest are largely undeveloped. Abutting zoning districts include Residential-1 (R-1), Agricultural Residential 1 (AR-1) and Vacation-Cottage (V-C).





Eli and Alon Rosner

**MURRAYVILLE GLAMPING**

Murrayville, GA



## Existing Buildings



### Existing Residence

The existing residence is accessed from Yellow Creek Road. It is 6 bedrooms and 6 full bathrooms/6 half bathrooms. This project will continue to use the existing home as a short-term rental.



### Barn / Small Event Venue

The existing barn on the property is approximately 36' x 48'. The intent of the project is to renovate the barn for small events of 50-75 people. If the barn proves to be in poor condition, the owners intend to rebuild in-kind to provide a rural, rustic event venue.



#### Dock Access to Lake Lanier

There are two steel docks in place to access Lake Lanier. One dock is intended to solely serve the rented primary residence, the second is intended to serve the tenants of the “glamp-ground”. Signage will be used to delineate usage.



## Proposed Site Elements

The goal is to maintain the rustic charm of the property. All proposed buildings will have a style in accordance with rustic elegance, natural wood, stone accents, large windows and vaulted ceilings.

The proposed Yellow Creek Campground will implement the idea of “glamping” with enclosed geodesic domes. The intent is to have two sizes—one to accommodate a party of 2-3 people, another to accommodate a larger party of 5-6 people. The glamping domes will be arranged in a traditional campground setting utilizing a shared bathhouse and amenity space. Mulch trails will connect the domes to each other and amenities through the existing woods. Each campsite will have its own parking and electricity.



*Photo Credit: FDomes*

There is potential for large event venue on the southern half of the property. The venue is visionary at this time. The venue will be adjacent to a performance hall/chapel. Surrounding the venue and performance hall will be rental suites intended for the guests of the event.

The larger event venue is envisioned to host 100 – 200 people. A kitchen will be available to support external catering, or a commercial kitchen will be available for on-site catering. Changing rooms and a dining area are also being considered. The venue would be adjacent to a maintained event lawn. The adjacent performance hall will host indoor seating to accommodate 100-130 people. The accompanying event suites will sleep 2-4 persons each. The event suites are imagined to be between 300sf-500sf.



*Example architectural style of potential venue space.*

## Lighting

Lighting for the campsite and event spaces will be guided by life safety guidelines. For events, more lighting will be proposed to maintain life safety between event venues and short-term rentals. Exact fixture types and locations have not been determined yet. All proposed lighting will comply with local ordinances to limit glare and light trespass on adjacent residential parcels.



*Photo Credit: Sunset Magazine*



*Photo Credit: Landscape Lighting Showcase*



## Utilities

The site is currently served by a (*private well*) (*domestic water connection*). A proposed 8" domestic water connection to the water main on Yellow Creek Road will be requested. At least one fire hydrant will be installed. Fire access will be provided to all structures in compliance with the request of the Fire Marshal for Hall County.

### Projected Municipal Water Use:

Campground		
14 Sites at 100 GPD per Site	=	1400 GPD
Washer (Laundry)		
4 machines @ 500 GPD per Machine	=	2000 GPD
Barn- Small Event		
75 Persons @ 5 GPD per Seat	=	375 GPD
Venue- Large Event		
300 Persons @ 5 GPD per Seat	=	1500 GPD
Restaurant- in Large Event Venue		
50 Seats @ 50 GPD per Seat	=	1500 GPD
Catering- in Large Event Venue		
300 meals @ 5 GPD per meal	=	2500 GPD
Performance Hall		
150 Persons @ 5 GPD per Seat	=	750 GPD
Existing Residence (Cottage/Lodge)		
12 beds @ 50 GPD per Bed	=	600 GPD
Venue Suites (Cottage/Lodge)		
8 Venue Suites, 1 bed each @ 50 GPD per Bed	=	400 GPD
Potential Second Residence (Cottage/Lodge)		
5 beds @ 50 GPD per Bed	=	<u>250 GPD</u>
		= 11,275 GPD Total Water Use

There are no sewer connections available to this site. The residence is currently served by a septic system. A new on-site septic system will be necessary to meet wastewater demands. The project will accommodate both active and reserve septic fields within property limits. A level III soil test will be performed to confirm the ability of the site to accommodate the anticipated on-site septic system requirements. A septic permit will be obtained from the Hall County Health Department.

## Stormwater Management

The proposed plan will adhere to Hall County's current stormwater management ordinance at the time of submittal for a Land Disturbance Permit. Stormwater management will be provided through surface management features.

## Environmental Impacts

During construction, ample care will be taken to prevent stormwater and sediment runoff into Lake Lanier and will comply with the latest guidelines under GSWCC. While there is a net increase in impervious surface with the proposed plans, the proposed lot coverage is 2.7%.

## REGIONAL PRECEDENCE

### Ramsden Lake (Stone Mountain, Georgia)

Ramsden Lake Campground is situated in the forests adjacent to Stone Mountain. It provides 12 different luxury camping accommodations on the shoreline of Ramsden Lake. The campground can also be rented as a whole for small events such as elopements or destination weddings. Each campsite has electricity and a private composting outhouse.

The campground is situated on 47.51 acres. The property itself is zoned Residential-5 (R-5) in DeKalb County, GA. The adjacent parcels are suburban neighborhoods, providing a precedence for campground and event space uses coinciding with adjacent residential uses.



*Above is an example of an accommodation provided by Ramsden Lake Campground, the 'Forest Tent'.*



### **GLAMP by Stay Minty (Great Smoky Mountains, TN)**

Stay Minty's GLAMP site in the Great Smoky Mountains has 8 geodesic "glamping" domes for rent. The domes and site can also be rented as a whole for small events such as elopements or destination weddings. Each campsite has electricity, water and septic hookup.

The campground is situated on 2.01 acres. The property itself is zoned Commercial in Sevier County, TN. The adjacent parcels are zoned Agricultural-1 with residential home uses, providing another precedence for campground and event space uses coinciding with adjacent residential uses.



*Above is an example of an accommodation provided by Stay Minty's GLAMP site, the 'Moon Dance'.*

### **Glamp Blue Ridge (Cherry Log, Georgia)**

Glamp Blue Ridge in Cherry Log, Georgia in the Rich Mountain Wilderness at Fall's Creek Falls. Glamp Blue Ridge offers 7 geodesic "glamping" domes for rent. Each campsite has electricity, water and septic hookup.

The campground is situated on 25.51 acres. The property itself is zoned Agricultural-1 (A-1) in Gilmer County, GA. The adjacent parcels are zoned Agricultural-1 with residential home uses, providing another precedence for campground and event space uses coinciding with adjacent residential uses.



*Above is an example of an accommodation provided by Glamp Blue Ridge, the 'Amelia'.*



**North Georgia Glamping by Kingston Downs (Rome, Georgia)**

Stay Minty's GLAMP site in the Great Smoky Mountains offers 9 luxury campsites for rent. The site can also be rented as a whole for small events such as elopements or destination weddings. Each campsite has electricity and an outdoor shower. There is a shared bathhouse.

The campground boasts 5,000 acres for recreation on the Etowah River. The property's exact location is not listed, therefore analysis regarding adjacent zoning and uses is not available.



*Above are example accommodations provided by Kingston Down's North Georgia Glamping, the 'Arrowhead', 'Whitetail', and 'Mushroom'.*

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**ADDITIONAL INFORMATION**

**ADDRESS:** 6700 and 6702 Yellow Creek Road, Murrayville, Georgia 30564

**PARCEL:** Parcel A: 11135-000001, Parcel B: 11135-000001E

**ACREAGE:** Parcel A: 6.85 AC, Parcel B: 40.29 AC, Total Acreage: 47.14 AC

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**CURRENT ZONING:** V-C (Vacation-Cottage)

\*No applicable overlay districts.

**PROPOSED ZONING:** PCD (Planned Commercial Development)

**DESCRIPTION OF PROPOSED USE:** Outdoor Recreation, Campground / “Glamping”, Short-term rental

Operations will take place during all seasons. The glamping domes will be climate controlled to support year-round use. Glamping domes and treehouse clusters will serve as short-term rentable camping spaces. Staffed operation hours will be dependent on events.

Airbnb Lake House and Field House will be available for short-term rental during all seasons.

**PROPOSED STANDARDS FOR DEVELOPMENT:**

**RESTRICTIONS ON USE OF PROPERTY:** **TBD**

**DENSITY (LOT SIZE):** No change (Parcel A: 6.85 AC, Parcel B: 40.29 AC, **Total Acreage:** 47.14 AC)

**NUMBER OF LOTS:** No change (two parcels)

**SETBACK REQUIREMENTS:**

17.180.080 PLANNED COMMERCIAL DEVELOPMENT (PCD)

B. 7. The developmental controls for the district shall be stated (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the suburban shopping district (S-S) shall apply.

17.240.070 SETBACKS ADJACENT TO LAKE LANIER

Minimum setback requirement shall not apply to side or rear yard property lines which adjoin or abut the Corps of Engineers property line provided that the sewage treatment system is located wholly on private property or is otherwise permitted by county health department.



### **PROPOSED SETBACK REQUIREMENTS**

FRONT YARD: 30'

SIDE YARD: 20'

SIDE YARD ABUTTING CORP OF ENGINEER PROPERTY: 0'

REAR YARD: 10'

REAR YARD ABUTTING CORP OF ENGINEER PROPERTY: 0'

MAXIMUM LOT COVERAGE: 80%

MAXIMUM BUILDING HEIGHT: 50'

MINIMUM LOT AREA: 15,000 SF

### **PROPOSED SIGNS AND SPECIFICATIONS: *TBD***

### **UTILITIES:**

**WATER:** City of Gainesville Water Resources

**WASTE WATER:** On-site septic system

**BUFFERS:** Referring to table 8.2.1 in Hall County Unified Development Code, a 20' vegetated buffer will be provided in accordance with "Use: Office or Commercial, Outdoor Activity" for all property lines adjacent to residential uses.

### **PARKING REQUIREMENTS**

**CAMPGROUND, TRAVEL TRAILER PARK:** 1 space per 300 sf of office space plus 1 per camp site

**HOUSEHOLD LIVING (AIRBNB RENTALS):** 2 spaces per dwelling unit

**REQUIRED PARKING COUNT:** 22 Standard spaces, 1 ADA space

**PROPOSED PARKING COUNT:** 30 Standard spaces, 1 ADA space

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