

5800 Lanier Islands Pkwy

1. The property shall be ~~developed-used~~ in accordance with the site plan dated November 19, ~~2025~~1995, and as described in the project narrative dated July 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

4. Any repair or replacement fencing along Lanier Islands Parkway shall be decorative metal with regular brick columns no less than every fifty (50) feet. Replacement of fencing along all other property lines shall be constructed of standard wood fencing materials or vinyl coated chain link with privacy slat inserts at a minimum but may also match the decorative metal fencing, at the owner's discretion.

5. The fence must be properly maintained by the owner.

~~6. Fencing shall be located 10 feet from the property line.~~

~~7~~6. The setback from Beards Road shall be 55 feet from the centerline of the right of way.

~~8~~7. Vehicle parking areas shall be paved with either asphalt or concrete.

~~9~~8. Any outdoor lighting on the premises shall be non-spill type.

~~10~~9. The following uses shall be prohibited: junk yard, salvage yard, pick and pull, storage of waste debris or inoperable vehicles.

~~11~~10. While inoperable vehicles as an ongoing storage activity is prohibited, it is anticipated that rental equipment might be in need of repair or decommissioning and may be stored on the site from time to time. Limited storage of those items is permitted, provided the equipment is stored adjacent to the ~~eastern-southern~~ interior side property line and is screened by an opaque fence a minimum of six (6) feet in height along southern boundary line.

~~12~~11. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.

~~13~~12. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

~~14~~13. The applicant shall install a ~~10-foot~~ planted strip inside or outside the existing fence, not on the right of way, parallel to Lake Lanier Islands Parkway and approved by the Director of Planning and Zoning or their designee prior to the issuance of any new business license.

~~15. All conditions of zoning shall be made a part of any plats or construction plans created for the property.~~

The following should be considered as exceptions to the Unified Development Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. Section 6.2.5.B.2: Site Development Standards Along street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.

a. The applicant proposes outdoor storage along the street frontage without a landscape strip. This does not meet the standard.

2. Section 6.2.5.C.2.e: Parking Lot Design Off street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.

a. The applicant proposes ~~28~~10 parking spaces identified on the site plan to be located between the principal building and the street. This does not meet the standard.