

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Bill Stark Properties, Inc.
Request **Special Use** | to amend conditions of zoning
Proposed Use Covered and enclosed boat and RV storage
Size 6.34± acres
Zoning Planned Commercial District (PCD)
Location **5908 & 5912 Atlanta Highway** | Tax parcel
08133 003016, 003001
Commission District One
Commission Date March 26, 2026
Staff Recommendation **Approval, with conditions**, as the amendment
is consistent with the previous approval
Record Number.....HZCU25-0065

Staff recommends APPROVAL of the applicant’s request subject to the following conditions:

1. The property shall be developed in accordance with the site plan revised on September 10, 2025, and as described in the amended project narrative dated December 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a max of 159 storage units as shown in Exhibit D. The development is further permitted to incorporate canopy parking and an area of enclosed parking units located at the rear of the development, as shown in Exhibits B and E and shall be consistent with GCOD standards.
3. No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.
4. No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.
5. There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.
6. No 18-wheel vehicles shall be parked on-site.

7. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.
8. The Gateway Corridors Overlay District standards shall be applied to the entire development.
9. A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.
10. All conditions of zoning shall be made a part of any plats created for the property.
11. The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be placed all the way around the property abutting the subdivision.
12. No variances or development exceptions are granted as part of this request that are not explicitly granted by the Board and specified in the conditions herein

Summary Analysis

The applicant is requesting to amend conditions of zoning on a 6.34± acre tract zoned Planned Commercial District (PCD) for the development of outdoor boat and RV storage. Specifically, the applicant requests covered and enclosed parking units where open storage only was previously approved. The property is located within the Gateway Corridor Overlay District (GCOD).

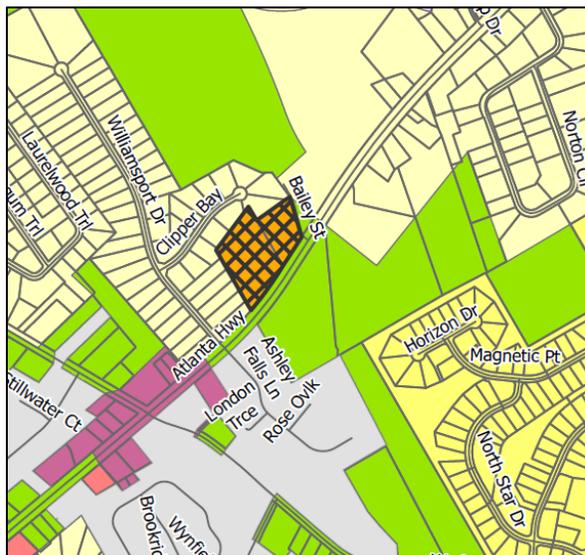
On October 25, 2018, the Board of Commissioners approved the rezoning of the subject 6.34± acre tract from Agricultural Residential (AR-III) to Planned Commercial Development (PCD) with the following 11 conditions:

1. Development shall be generally consistent with the submitted site plan and narrative, modified for compliance with County regulations at time of development permit application.
2. The development shall be limited to a max of 200 storage units.
3. No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.
4. No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.
5. There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.
6. No 18-wheel vehicles shall be parked on-site.
7. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.
8. The Gateway Corridors Overlay District standards shall be applied to the entire development
9. A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.
10. All conditions of zoning shall be made a part of any plats created for the property.
11. The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be

placed all the way around the property abutting the subdivision.

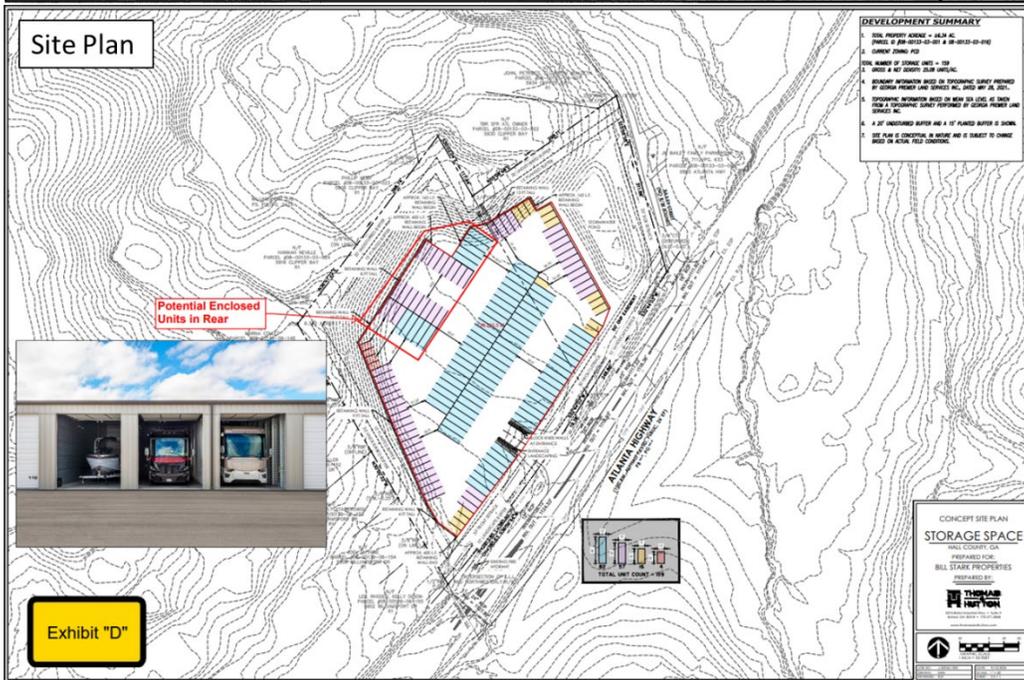
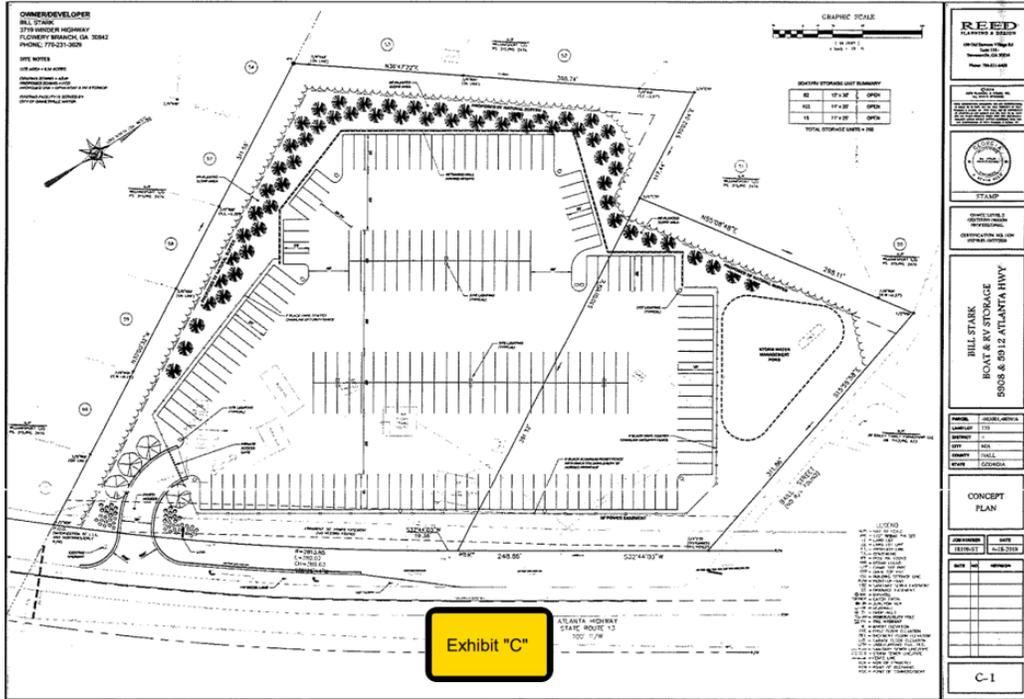
The surrounding properties are zoned and developed as outlined below:

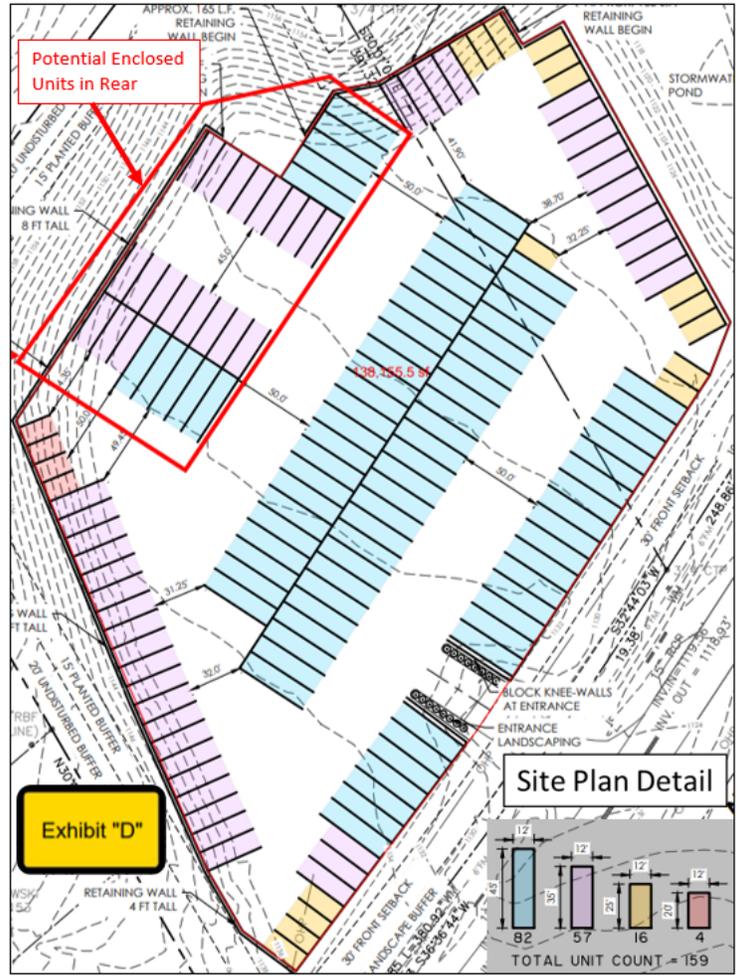
- North: Residential 1 (R-1) – Single-family residences
- East: Residential 1 (R-1) – Single-family residences & Agricultural Residential 1 (AR-1) – Single-family residences
- South: Agricultural Residential 1 (AR-1) – Single-family residences & City of Buford R-100 Single Family Residential–Single-family residences
- West: Residential 1 (R-1) – Single-family residences

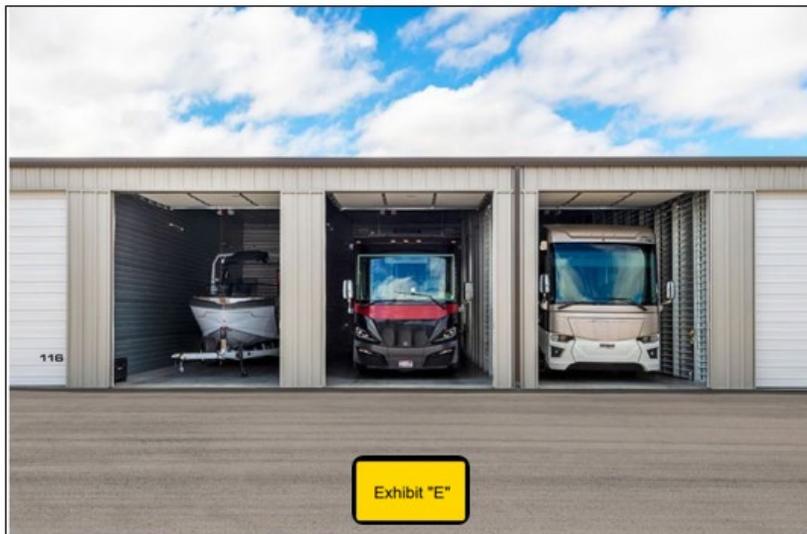


On June 13, 2022, a Land Disturbance Permit (HDV2022-00021) was issued to allow the property to be used as a borrow pit. Per the submitted narrative, the applicant requests to amend conditions of the previous rezoning to allow covered and enclosed storage units where only open storage was approved for outside boat and RV storage. The property is within the Gateway Corridor Overlay District (GCOD), and the narrative along with submitted site plan demonstrates consistency with GCOD standards, as identified in Exhibit C and the table below. The applicant states there will be no office or bathroom facilities, therefore no domestic water or septic system is required.

Per the submitted site plan, a total of 159 storage spaces are proposed, 29 enclosed spaces and the remainder covered spaces as shown in Exhibit D below. The revised site plan reflects a reduction in the overall unit count from 200 open spaces as shown in Exhibit C.







The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

<u>Standard</u>	<u>Proposed</u>	<u>Notes</u>	<u>Compliance</u>
6.2.5.A.– Transitional buffers	The submitted site plan identified a minimum of 35-foot buffers along the perimeter; 20 feet undisturbed, 15 feet planted.	Where a commercial zoning district abuts property zoned for residential or agricultural use, the width must be at least 25 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Paved with asphalt	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies

<p>6.2.6.B.3 – Architectural Standards</p>	<p>The narrative states that all GCOD standards will be met; however, the submitted renderings include metal siding proposed for enclosed units at the rear of the property</p>	<p>Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.</p>	<p>Shall comply</p>
<p>6.2.6.A.4 – Architectural Standards</p>	<p>Standing seam metal roofing;</p>	<p>Materials for pitched roofs are limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.</p>	<p>Complies</p>
<p>6.2.7 – Signs</p>	<p>Monument style sign complying with Hall County standards</p>	<p>Signage shall comply with GCOD standards.</p>	<p>Shall comply</p>

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendment to add canopies and enclosed storage for boat and RV storage is suitable in view of the use and development of adjacent and nearby property.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed amendment to the development would adversely affect adjacent or nearby property.**
- c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, approval from the Board of Commissioners is required to amend conditions of zoning.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the proposed amendment is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation was established by previous Board action with the original approval of the development. The requested amendment does not alter the approved land use.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property was rezoned Planned Commercial District (PCD) on October 25, 2018, and remains undeveloped.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an approved Planned Commercial development, this amendment does not create an isolated district unrelated to surrounding zoning.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment is not out of scale with the needs of the immediate neighborhood or the county as a whole.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **A request to amend the conditions of zoning requires approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**

- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
 - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
 - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated February 18, 2026, Emily McGahee stated, “No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.”

Georgia Department of Transportation

In an email dated February 16, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated “Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.”

Hall County Public Works and Utilities

In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.

Utilities

Flowery Branch SA

No infrastructure in vicinity

Hall County Fire Marshal

In an email dated February 12, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “If the special use request is approved the site development plan may require modifications during the development review process to meet fire code.”

Hall County Business License

In an email dated March 6, 2026, Brandi Smith, Business License Director, stated “This location will need a business license.”