



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (03/23/26)

REPORT TO: Voting Meeting (03/26/26)

ITEM NO: 110/2026

SUBJECT: **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |** on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 | **Bill Stark Properties, Inc., applicant**

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicants 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.

Purpose of Request:

5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |
on a combined 6.34± acre tract located on the northwest side of
Atlanta Highway south of its intersection with Bailey Street | Zoned
PCD; Tax Parcels 08133 003016, 003001 | **Proposed use:**
Covered and enclosed boat and RV storage | Commission District
1 | **Bill Stark Properties, Inc., applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

- Withdrawal Request from Attorney for Applicant
- Withdrawal Request from Applicant
- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Rendering
- Deed
- Historical Board of Commissioners' Approval
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comments
- Notice Sign