September 17, 2026

Letter of Intent – Rezone from PCD & S-S to H-B

DCCM respectfully submits the following request to rezone property located at 6450 and 6330 Old Lanier Islands Drive and 6337 Lanier Islands Parkway in Buford (parcels 07331 001008, 07331 003004, and part of parcel 07331 002034). The assemblage measures approximately 4.43 acres. Two of the parcels are currently developed with a boat sales and service business known as Atlanta Marine. The other partial parcel is developed with a parking lot that currently serves Lanier Point Church, located to the east at 6302 Old Lanier Islands Drive. The subject properties have frontage on Lanier Islands Parkway, Old Lanier Islands Drive, and Tuggle Drive. Existing driveways access Lanier Islands Parkway and Old Lanier Islands Drive. Property to the north is developed with another location of Atlanta Marine as well as a cemetery.

The subject property located at 6337 Lanier Islands Parkway and 6450 Old Lanier Islands Drive are currently zoned Planned Commercial Development (PCD) for a boat sales and service business known as Atlanta Marine. The property located at tax parcel 07331 003004 was rezoned to PCD from Vacation Cottage (V-C) in September of 2005 with 6 conditions for a houseboat dealership and storage facility. In February of 2006, tax parcel 07331 003004 was rezoned from V-C and PCD to PCD with 9 conditions for a houseboat and boat dealership and storage facility. In 2018, the property was impacted by the construction and realignment of Lanier Islands Parkway. The PCD zoning was amended to address the requirement of underground storm water detention areas which were taken by the Georgia Department of Transportation (GDOT) as part of the condemnation process.

With this rezoning application, the developer is seeking to expand the business by acquiring the property which is currently zoned Suburban Shopping (S-S), which would replace the land taken by GDOT in the condemnation. The existing parking area would be utilized for storing inventory associated with the boat sales and service business. Planned improvements include adding fencing, signage, and security lighting to the site. The additional space would also allow the redevelopment of the property, and the developer is considering demolishing the existing office and constructing a new showroom for the business. The request to rezone from PCD to Highway Business (H-B) seeks to align the historical PCD zoning approval with current Unified Development Code (UDC) guidance as the Planned Development Districts have been amended since the original zoning.

Hall County's Comprehensive Plan identifies the subject property's Future Land Use designation as Lakeside Residential in the South Hall Character Area. While this

designation does not recognize commercial uses, this corridor serves as the only entrance to Lanier Islands and is primarily developed with other lake-supportive businesses such as boat sales and repair facilities. These parcels are zoned Highway-Business, Planned Industrial Development, and Light Industrial and include: Cove 2 Coast Marine (boat sales), Boats Plus of Georgia (boat sales), OneWater Marine (boat sales), and Georgia Boat Brokers (boat sales). The subject properties' historical zoning of PCD and S-S should be considered an established use, and other existing uses in the area support the business's intention to continue to operate and expand.

The Gateway Corridors Overlay District (GCOD) follows Lanier Islands Parkway and applies to property located within 300 feet of the centerline of the road. Part of the subject property does fall within this area and is subject to these development standards. It is the developer's intention to continue to maintain and develop the subject property in such a way that it adheres to all applicable standards such as those related to screening, fencing, and signage.

The property is served by public water available along Lanier Islands Parkway and Old Lanier Islands Drive, provided by Gainesville Water. There is no public sewer available in the area, and individual on-site septic systems are utilized.

This rezoning request is submitted concurrently with a special use request for outdoor storage within H-B, and the applicant also intends to request the abandonment of a section of Old Lanier Islands Drive.

This narrative and the conceptual site plan represent the developer's current intent and is representative of how the site could be developed consistently with the uses and design guidelines being requested for approval. Further development of land within the district and construction of infrastructure and buildings may occur through growth of the business. Site details have been discussed with local agencies but have not gone through design review and permitting. Final development, locations of uses, and phasing may vary as the market demands. All such variations shall be limited by the approved uses, design guidelines, conditions of zoning, and all local, state, and federal regulations. Requests for the departure from the uses, design guidelines, and conditions of zoning shall be treated as amendments to the PCD district and shall require further public input and review by the Hall County Planning Commission and Board of Commissioners.

ATLANTA MARINE
1.30 ACRES

TRACT 1 AREA:
1.254 ACRES

REMAINDER AREA:
3.279 ACRES

OLD LANIER ISLANDS DRIVE

TUGGLE DRIVE

September 17, 2026

Letter of Intent – Request for Special Use of Outdoor Storage

DCCM respectfully submits the following special use request for outdoor storage in Highway Business (H-B) for part of parcel 07331 002034. The property measures approximately 1.25 acres and is located at 6330 Old Lanier Islands Drive, Buford. The property as it currently exists is developed with a parking lot that serves Lanier Point Church, located to the east at 6302 Old Lanier Islands Drive. The subject property has frontage on both Old Lanier Islands Drive and Tuggle Drive, with a driveway located on Old Lanier Islands Drive. The adjacent property to the west is developed with a boat sales and service business known as Atlanta Marine. Property to the north is developed with another Atlanta Marine location as well as a cemetery.

The subject property is currently zoned Suburban Shopping (S-S). A concurrent application proposes rezoning the property to Highway Business (H-B) for the expansion of Atlanta Marine, established and located to the west. The existing parking area would remain and be utilized for storing business inventory and boats awaiting service or pickup. Planned improvements include adding fencing, signage, and security lighting to the site. The applicant also intends to request the abandonment of the section of Old Lanier Islands Parkway which extends from Merritt Drive to New Bethany Road.

Hall County's Comprehensive Plan identifies the subject property's Future Land Use designation as Lakeside Residential in the South Hall Character Area. While this designation does not recognize commercial uses, this corridor serves as the only entrance to Lanier Islands and is primarily developed with other lake-supportive businesses such as boat sales and repair facilities. These parcels are zoned Highway-Business, Planned Industrial Development, and Light Industrial and include: Cove 2 Coast Marine (boat sales), Boats Plus of Georgia (boat sales), OneWater Marine (boat sales), and Georgia Boat Brokers (boat sales). The subject property's historical zoning of S-S and the applicant's intention to combine the property with the adjacent established use, as well as other existing similar uses in the area, support the special use request.

The Gateway Corridors Overlay District (GCOD) follows Lanier Islands Parkway and applies to property located within 300 feet of the centerline of the road. The subject property does not fall within this area. However, it is the developer's intention to maintain and develop the subject property in such a way that it aligns with the other business locations, and all applicable standards such as those related to screening, fencing, and signage will be adhered to.

There is public water available along Old Lanier Islands Drive, provided by Gainesville Water. There is no public sewer available in the area, and an individual on-site septic system would be installed if required.

This narrative and the conceptual site plan represent the developer's current intent and is representative of how the site could be developed consistent with the uses and design guidelines being requested for approval. Further development of lands within the district and construction of infrastructure and buildings may occur through growth of the business. Site details have been discussed with local agencies but have not gone through design review and permitting. Final development, locations of uses, and phasing may vary as the market demands. All such variations shall be limited by the approved uses, design guidelines, conditions of zoning, and all local, state, and federal regulations. Requests for the departure from the uses, design guidelines, and conditions of zoning shall be treated as amendments to the PCD district and shall require further public input and review by the Hall County Planning Commission and Board of Commissioners.