

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Boardwalk Storage-Cleveland Hwy, LLC

**Request** ..... Use Subject to County Commission  
Approval

**Proposed Use** ..... Expand existing self-storage warehouse  
facility and add boat and RV storage

**Size** ..... 8.97± acres

**Zoning** ..... H-B

**Location** ..... On the east side of Cleveland Highway  
approximately 305 feet from its intersection  
with Hub Head Road; a.k.a. 6720 Cleveland  
Highway Tax Parcel 12084 000053.

**Commission District** ..... Three

**Planning Commission Date** ..... January 4, 2022

**Staff Recommendation** ..... **Approval, with conditions**

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**Planning Commission Recommendation – Approval, with conditions**  
**Vote: 4-0 (Hunt absent)**

*Conditions:*

1. *The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
2. *The proposed development shall meet GCOD standards.*
3. *Any outdoor lighting on the premises shall be of a non-spill type.*
4. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
5. *All conditions of zoning shall be made part of any plat recorded for this property.*
6. *Any gravel parking areas for boat and RV storage shall be no more than 70,000 sq. ft. total.*
7. *Applicant shall either cover or shield a flat metal roof with parapets or a factory-finished metal with standing seams roof is permissible.*

**Applicant Proposal**

The applicant is requesting approval to expand their existing retail, office, and self-storage warehouse facility to include boat and RV storage. In the narrative, the applicant is proposing a bi-level (top and basement levels) climate controlled self-storage building, with 24,000 square feet of interior storage

units and hallways and two (2) boat and RV storage areas. The site plan depicts eight (8) existing structures to remain, a proposed two story building in the southwest corner of the property right above the existing detention pond, and two graveled areas for boat and RV storage to the north of the proposed building and in front of all the existing buildings.

The applicant has proffered the following items for this expansion proposal:

- Provide site lighting via wall pack lights on the building and flood lights on poles for outdoor storage areas.
- Leave current setbacks and buffers as is.
- Extend nearest water line and install a fire hydrant, as required by the Fire Marshal.
- All improvements to meet Gateway Corridors Overlay District requirements.

Self-storage warehouses is a use which requires the approval of the Hall County Board of Commissioners in the Gateway Corridors Overlay District (GCOD).

### **History and Existing Land Use**

The 8.97± acre parcel is zoned Highway Business (H-B) and falls within the Hall County Gateway Corridors Overlay District (GCOD). On June 8, 2006, the subject property was approved for rezoning from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) for retail and mini warehouses by the Board of Commissioners with eight conditions as listed below:

1. The development of the site shall occur as generally depicted on the concept plan and described in the project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval. Some rearrangement of uses is anticipated as long as general orientations remain the same.
2. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. The vehicle parking areas shall be paved with either asphalt or concrete.
5. Any buildings located on the front half of the property must meet Corridor Development Standards.
6. A standard vegetation screen is required in front of the mini-warehouses.
7. A minimum 20' buffer shall be required adjacent to residential uses.
8. All conditions of zoning shall be made part of any plat created for the property.

The proposed use of the 2006 rezoning request was for a 100 feet by 100 feet retail building and four 30 feet by 150 feet mini-warehouse buildings. Tax records show that the subject property is developed with a total of 162,000 square feet of buildings built in 2008.

The properties adjacent to the subject site on the east side of Cleveland Highway to the north are zoned Suburban Shopping (S-S), Agricultural Residential-IV (AR-IV), and Highway Business (H-B). The property to the east is zoned Planned Commercial Farm District (PCFD) with AR-IV zoning to the south and across Cleveland Highway to the property's west. Adjacent properties are either undeveloped or developed with residential, agricultural, or commercial uses. The GCOD governs non-residential property development standards.

### **Comprehensive Plan Land Use Designation**

The Comprehensive Plan designates the future land use classification as "Rural Residential," while Cleveland Highway is designated as a "Revitalization Corridor." The Rural Residential land use category is characterized by low density single-family residential uses with deep setbacks from the road. The primary future land uses include: agricultural/forestry uses; low-density detached single-family residences, including the use of Conservation Subdivision design that sets aside a high percentage of open space within a new neighborhood; civil benefit uses such as parks, places of worship, schools, community centers, and county services; and greenways and trails. The intention of identifying areas as part of a Revitalization Corridor is to create a land use environment where compatible land uses can be located in close proximity to each other. These mixed-use areas should include or plan for a mixture of light industrial and office-based employment, retail activities, and institutional uses.

The request is consistent with the Future Land Use Designation as identified in the Comprehensive Plan. The current corridor is developed with commercial and residential uses in close proximity to the subject parcel.

### **Significant Factors**

§17.380.130 of the Hall County Zoning Regulations states that the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

#### **Hall County Environmental Health**

In an email dated December 20, 2021, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan."

#### **Hall County Public Works and Utilities**

In a memorandum dated December 21, 2021, Srikanth Yamala, 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:

Coordination with GDOT required.

Utilities:

No comment.

Georgia Department of Transportation

In an email dated December 17, 2021, Jason Dykes, P.E., Traffic Operations Engineer for the GDOT District 1, stated that this application “will require coordination/permitting with GDOT.”

**Zoning Analysis**

- The proposed use is not residential in nature; however, it is within the character described for the Revitalization Corridor designations.
  - The proposed use **is** consistent with the Hall County Comprehensive Plan.
- In 2006, the property was rezoned with conditions to Highway Business for a retail and mini-warehouse facility.
  - Per the submitted site plan and aerial views of the subject property, zoning condition #6 seems to not have been implemented, requiring a standard vegetation screen in front of the mini-warehouses. The condition **is not met**.
- §17.150.020 of the Official Code of Hall County includes warehousing as a use permitted subject to approval of Planning Commission.
  - The proposed use **meets** this standard.
- Per §17.240.010 of the Official Code of Hall County, the required setbacks for H-B are: 55 feet from centerline of road or 30 feet from property line, whichever is greater, 20 feet from side property lines, and 10 feet from the rear property line.
  - The proposed structure **meets** setback standards.
- Per §17.420.050 of the Official Code of Hall County the GCOD provides guidelines for non-residential property development. The guidelines apply to both permitted uses and development standards.
  - Within the GCOD, the following uses are prohibited: adult entertainment, junk yards, and billboard signs.
  - Uses subject to the approval of the hall County Board of Commissioners include: self-storage, warehouses, vehicle sales lots (new or used), automobile repair and maintenance, commercial outdoor recreation, car wash, and outdoor storage.

**Staff Recommendation**

Staff recommends **approval** of the applicant’s request, with the following conditions:

1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The proposed development shall meet GCOD standards.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. A standard vegetation screen is required in front of the mini-warehouses.
5. All conditions of zoning shall be made part of any plat recorded for this property.

#### **Excerpts from Planning Commission meeting on January 4, 2022:**

##### **Background Information:**

The applicant is requesting approval to expand their existing retail, office, and self-storage warehouse facility to include boat and RV storage. In the narrative, the applicant is proposing a bi-level (top and basement levels) climate controlled self-storage building, with 24,000 square feet of interior storage units and hallways and two (2) boat and RV storage areas. The site plan depicts eight (8) existing structures to remain, a proposed two story building in the southwest corner of the property right above the existing detention pond, and two graveled areas for boat and RV storage to the north of the proposed building and in front of all the existing buildings.

##### **Applicant's Presentation:**

**Beth Garmon, Principal Planner**, presented a summary of the request.

**Doug Steverson, 2190 Buford Dam Road, Buford**, presented the request. Stated the building is two stories and both stories would have access from the ground floor. Stated that the building would have a brick façade and the applicant is prepared to do whatever is required for approval.

##### **Public Forum:**

There were no comments in favor or opposition.

##### **Planning Commission Comments:**

Mr. Braswell questioned the gravel area on the site plan. Ms. Pilcher questioned if the existing buildings would be modified and Ms. Garmon stated no, only new structures.

**Motion: A motion to approve with conditions was made by Ms. Pilcher and seconded by Mr. Bell. Vote 4-0**

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