

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Dean and Heather Snyder

Request Rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B)

Proposed Use Boat and RV storage

Size 7.54± acres

Zoning AR-IV

Location On the east side of S Black Road at its intersection with Cleveland Highway; a.k.a. 5501 S Black Road; Zoned AR-IV; Tax Parcel 12042 000002.

Commission District Three

Planning Commission Date May 2, 2022 & June 6, 2022

Staff Recommendation **Denial**

Planning Commission Recommendation: Approval
Vote: 4-0 (Pilcher absent)

Applicant Proposal

The applicant is requesting to rezone 7.54± acre tract currently zoned Agricultural Residential-IV (AR-IV) to Highway Business for the purpose of developing a boat and RV storage facility. The applicant's narrative states that there is a need for boat and RV storage in North Hall, which has led to this special use request. There is a concurrent application for a Use Subject to County Commission approval as the proposed use requires this approval in the Gateway Corridors Overlay District (GCOD).

The applicant has submitted a site plan which shows two rows of covered boat storage stalls. The boat storage is orientated towards Cleveland Highway. The row closest to Cleveland Highway contains 40 stalls and is 23,200 square feet in area. The second row contains 45 stalls and is 24,100 square feet in area. Customers will have access to the site 24/7, from S Black Road, accessible via online website and secured gate code. No access is proposed from Cleveland Highway. The applicant's narrative states that the site plan is for illustrative purposes and has requested that the rezoning not be site plan specific.

The site plan includes a landscape strip along Cleveland Highway, a 25 foot buffer to the northwest where it abuts Quillian Manor Subdivision. A decorative fence is also shown along Cleveland Highway and S Black Road.

The applicant's narrative has included specific sections from the Official Code of Hall County for certain site development standards:

- §17.420.050.C – Transition Buffers
 - Where property abuts single-family residential area a minimum width of 25 feet will apply using existing trees.
 - 10 foot wide landscape strip will be planted with trees 40 feet on center.
 - If a 6 foot high solid wood fence is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by 10 feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3.
- Landscaping
 - The narrative states that the landscaping will follow the standards outlined in the GCOD.
 - Street frontage shall be 10 foot wide landscape strip, continuous along the frontage except for perpendicular crossings and driveways and utilities.
- §17.420.050.F.1 – Streetlights.
 - Proposed street lights shall be provided and staggered, 300 feet on-center, along both sides of the roadway.
 - All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - Security lighting will use semi-cutoff luminaries.
- §17.420.60 – Signs
 - The proposed signage will be ground mounted monument sign no larger than 64 square feet with a maximum sign height of 10 feet above street grade.
 - The sign structure shall be constructed from some form of stucco, stone, or faux stone facades. Sign shall be illuminated by external lighting fixtures directed downward away from streets, adjacent property, and public streets.
 - Fencing would be decorative along 129 and down side of property while in Gateway, beyond Gateway will transition to a chain-link security fencing.

History and Existing Land Uses

This property is zoned Agricultural Residential-IV and totals 7.54± acres in size and is developed with a single family residence, constructed in 1962.

Zoning surrounding the subject property is a mixture of AR-IV and Residential-I and is developed with both agricultural and residential uses. The subject parcel also falls within the Gateway Corridors Overlay District (GCOD) and is supplemental to the underlying zoning district classifications. The GCOD governs non-residential property development standards.

Comprehensive Plan Land Use Designation

The subject property is located with a "Mixed Use Corridor" and "Rural Residential" character area within the Future Development Guide of the Hall County Comprehensive Plan.

The Rural Residential Area is characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space

(i.e. 'Conservation Subdivision' design).

Additionally, Mixed-Use Corridors generally consist of retail activities, office-based employment, civic uses, and single family residential developments. Low-impact industrial or higher density residential only where the same is found on adjacent properties

The applicant's request is inconsistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated April 7, 2022, Emily McGahee with Hall County Environmental Health stated "Must meet all Environmental Health commercial septic system permitting requirements at time of development."

Hall County Fire Services

The subject parcel is located approximately 1.4 miles from Hall County Fire Station #2, located at 6012 Cleveland Highway. The nearest fire hydrant is located across the street, in front of 5555 Cleveland Highway.

Hall County Public Works and Utilities

In a memo dated April 14, 2022, Bill Nash, Interim Director of Hall County Public Works and Utilities, provided the following comments:

Engineering

The 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. Show stream buffer and impervious setback from wrested vegetation not centerline of stream, show flood.

Traffic

Recommend access be on Cleveland Hwy (SR11/US129). If access on S. Black Road is considered, the driveway must meet County commercial requirements and applicant should verify that intersection and stopping sight distances can be achieved.

Utilities

Septic system/no sewer.

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

The Hall County GIS shows that public water and sewer is available to the subject property along Cleveland Highway from the City of Gainesville Water Resources Department.

Georgia Department of Transportation

In an email dated April 13, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated: “The proposed layout does not appear to show any work in the state R/W and access on the local rd is far enough back to satisfy GDOT requirements. If the layout changes, or this assumption is incorrect, GDOT coordination will be required.”

Zoning Analysis

- The applicant is requesting to rezone the subject property to Highway Business to develop self-storage boat and RV facility.
 - A self-storage facility such as boat and RV storage is a conditional use subject to county commissioner approval within the Gateway Corridors Overlay District. This application is a result of this requirement.
 - A request to rezone the property to H-B is running concurrent to this request.
- The subject property falls within the Rural Residential character area and in a Mixed-Use Corridor on the future land use map.
 - The Rural Residential Areas are characterized by low-density single-family residential uses with deep setbacks from the road. Future development should continue to reflect lower density detached single-family residential uses, and neighborhood design should incorporate a high percentage of open space (i.e. ‘Conservation Subdivision’ design).
 - Additionally, Mixed-Use Corridors generally consist of retail activities, office-based employment, civic uses, and single family residential developments. Low-impact industrial or higher density residential only where the same is found on adjacent properties
 - The proposed use of a self-storage facility is inconsistent with this land use classification as there are no adjacent commercially zoned properties.
- In 2007, the Hall County Board of Commissioners adopted the Gateway Corridors Overlay District standards as part of the Official Code of Hall County. The GCOD governs non-residential property development standards.
- The applicant’s narrative has included specific sections from the Official Code of Hall County for certain site development standards:
 - §17.420.050.C – Transition Buffers
 - Where property abuts single-family residential area a minimum width of 25 feet will apply using existing trees.
 - This **meets** the standard but supplemental plants may be required if existing trees are not sufficient.
 - 10 foot wide landscape strip will be planted with trees 40 feet on center.
 - This **partially** meets the standard. The standard requires the area in between the trees to be planted with shrubbery to provide an intermittent hedge.
 - If a 6 foot high solid wood fence is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by 10 feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3.
 - It is unclear if the applicant intends to reduce the buffer width by 10 feet per the above standard.

- Landscaping
 - The narrative states that the landscaping will follow the standards outlined in the GCOD.
 - Street frontage shall be 10 foot wide landscape strip, continuous along the frontage except for perpendicular crossings and driveways and utilities.
 - This **meets** the standard.
- §17.420.050.F.1 – Streetlights.
 - Proposed street lights shall be provided and staggered, 300 feet on-center, along both sides of the roadway.
 - This **meets** the standard.
 - All street lighting shall be subject to review and approval of the Hall County Public Works Department.
 - Security lighting will use semi-cutoff luminaries.
 - This **meets** the standard.
- §17.420.60 – Signs
 - The proposed signage will be ground mounted monument sign no larger than 64 square feet with a maximum sign height of 10 feet above street grade.
 - This **meets** the standard.
 - The sign structure shall be constructed from some form of stucco, stone, or faux stone facades. Sign shall be illuminated by external lighting fixtures directed downward away from streets, adjacent property, and public streets.
 - This **meets** the standard.
 - Fencing would be decorative along 129 and down side of property while in Gateway, beyond Gateway will transition to a chain-link security fencing.
 - This is not a requirement of the GCOD.
- §17.420.050.H. of the Official Code of Hall County provides detailed architectural standards for non-residential buildings, including the use of a common palette of building materials maintained for all sides of principal buildings.
 - Building materials used for all four sides of new or reconstructed buildings are restricted to the following: brick, stone, split-face block/concrete masonry unit (CMU, restricted to 50 percent of the surface area of each side of a principal building), stucco (restricted to 50 percent of the surface area of each side of a building), glass and glass block. Exposed metal is prohibited, as is exposed or painted concrete block and pre-cast concrete walls.
 - The applicant has not indicated the building materials and no renderings were submitted as part of the application.
- The applicant has requested that if the request is approved the approval not be site plan specific.

Staff Recommendation

Staff recommends **denial** of the applicant’s request. If the board sees fit to approve the application, staff recommends the following conditions:

1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.

2. The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request.

Excerpts from the minutes of the May 2, 2022 meeting

Applicant's Presentation:

David Webb, Principal Planner, presented a summary of the request.

Heather Snyder, 5628 Allington Court, Cleveland, presented the request.

Dean Snyder, 5628 Allington Court, Cleveland, presented the request. The applicant stated that they don't want to build anything that will be an eyesore to the community. The applicant stated that the building would only be 7 miles from the Laurel Park Boat Ramp. The applicant stated that the property is close to other commercial areas. The applicant stated that they are willing to abide by the conditions regarding buffers, lighting, and siding. The applicant stated that they will stay away from the creek behind them.

Rebuttal

Ms. Snyder stated that the lighting will be facing downwards, with security cameras, and electronic gates. Ms. Snyder stated that Clarks Bridge is already heavily populated with boats being pulled.

Public Forum:

Terry Roberts, 5017 Clarks Bridge Road, Gainesville, spoke in opposition. Concerns were the entrance, traffic, and blind curbs.

Gabriel Bunch, 5618 Cottage Lane, Clermont, spoke in opposition. Concerns were the detention pond, pollution, and location.

Mary Ellen Prater, 5572 Tom Maynard Road, Clermont, spoke in opposition. Concerns were traffic flow.

Skye Perry, 5564 Tom Maynard Road, Clermont, spoke in opposition. Concerns were paving, draining, noise, and hours of operation.

Brian Kelly, Clermont, 5659 Ransom Free Road, Clermont, spoke in opposition. Concerns were traffic.

John Tinker 5505 Cleveland Highway, Clermont, spoke in opposition. Concerns were the number of bays, traffic, and runoff.

Kristie Perry, 5564 Tom Maynard Road, Clermont, spoke in opposition. Concerns were traffic and hours of operation.

Planning Commission Comments:

Mr. Braswell questioned if the application was site specific. Mr. Snyder presented a new site plan they created after reading the staff report that would conform to Gateway Corridor standards. Ms. Pilcher stated that there are many residential houses surrounding the property and that there is a concern with the only entrance to the property being off S Black Road. Mr. Snyder stated that people don't go get their boats from storage every day therefore there won't be much more added traffic on

top of the existing and that they are flexible about being open 24/7 to minimize the possibility. Mr. Hunt questioned if there would be a gated entrance. Mr. Snyder stated that there will be an electric gated entrance with key pad access that will close entrance and exit by 9pm. Mr. Hunt questioned what they would propose their hours of operation to be. Mr. Snyder stated the hours of operation would be 7am – 9pm. Mr. Hunt questioned if they would be willing to add a no left turn exit. Mr. Snyder stated they would not be opposed to a no left turn exit. Mr. Hunt stated that he preferred a 75 inch undisturbed buffer along Cottage Lane Road. Mr. Snyder stated that they don't have a problem increasing the buffer to 75 inches. Ms. Pilcher expressed concern about who would police the no left turn at the exit.

Motion: A motion to approve was made by Mr. Hunt and seconded by Mr. Varner. Vote: 4-1 (Ms. Pilcher opposed)

Motion: A motion to reconsider and table to May 16, 2022 was made by Mr. Hunt and seconded by Mr. Bell. Vote: 5-0

Excerpts from the minutes of the June 6, 2022 meeting

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Dean Snyder, 5628 Allington Court, Clermont, presented the request. The applicant presented a rendering of the entrance and exit to the development. The applicant presented a map with the amount of storage units within the North Hall area. The applicant presented proposed vegetative buffers to help neighboring properties have low visibility to the property. The applicant stated they would like to have steel wrapped columns rather than brick wrapped columns.

Heather Snyder, 5628 Allington Court, Clermont, presented the request.

Dylan Lee, 66 Lothridge Road, Cleveland, presented the request. The applicant discussed engineering requirements.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that the required intersection sight distance was 441 feet and with the curve on S Black Road it cannot be achieved therefor it would be preferable to have the entrance/exit off US-129. Mr. Hunt stated that it would be best to go back to the GDOT and get approval for an entrance/exit off US-129 rather than S Black Road. Mr. Hunt questioned the line of sight from Cottage Lane. Mr. Snyder presented a rendering of the proposed vegetative buffer along the security fence.

Motion: A motion to approve was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Pilcher Absent)