

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Alpaca Self Store

Request Rezone from Agricultural Residential-IV
(AR-IV) to Planned Commercial District
(PCD)

Proposed Use RV & boat storage

Size 5.61± acres

Zoning AR-IV

Location On the north side of Nopone Road,
approximately 733 feet from its intersection
with Cleveland Highway; a.k.a. 4151 Nopone
Road; Tax Parcel 12026 000004.

Commission District Three

Planning Commission Date June 20, 2022

Staff Recommendation **Denial**

Planning Commission Recommendation: Approval, with conditions
Vote: 4-0 (Varner Absent)

Conditions:

1. *The development shall conform substantially with the proposed site plan and narrative.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including,*

but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

10. *All shaded areas on the site plan shall be asphalt or concrete.*
11. *The end of the building closest to Nopone Road (building 1) shall be constructed of materials specified by Gateway corridor.*
12. *All platting shall meet Hall County recording and permitting standards.*
13. *The fencing of the property shall be located up to the property line with the 20 foot buffer on the inside of the fencing.*

Applicant Proposal

The applicant is requesting to rezone 5.61± acre tract currently zoned Agricultural Residential-IV (AR-IV) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) for the purpose of developing a boat and RV storage facility. The applicant has an option to purchase the 5.61± acre tract, which will be subdivided from the property owner’s existing 18.00± acre parcel, creating two parcels. There is a concurrent application for a road frontage variance from 150 feet to 50 feet for the remnant 12.39 acres parcel.

The applicant has submitted a conceptual site plan which shows five rows of covered boat storage stalls. Three of the rows are orientated north/south, while two are oriented east/west, towards Nopone Road. The narrative states that boat and RV spaces shall be gravel, with the internal driveway being asphalt. The access will be right in, right out, from Nopone Road. In total, there are 90 proposed storage spaces provided with the development. Customers will have access to the site 24/7, from Nopone Road, via cloud-based keypad system. No access is proposed from Cleveland Highway.

The site plan includes a monument sign, landscape buffers to protect surrounding properties, security lighting, and a 20-foot buffer adjacent to AR-IV zoned parcels. There is no proposed water or sewer service proposed, as there will be no restroom facilities provided.

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

- §17.180.080.B.7 – PCD Design Standards ○ The developer intends to comply with Hall County Municipal Code Sec. 17.140, which states all design standards for a PCD that are not specifically stated must comply with the design standards of S-S.
- §17.260.020 – Vegetation buffers and vision clearance ○ A fence will be installed around the perimeter of the site for security and visual screening
- §17.270.070.C – Sign Standards ○ The developer intends to install one (1) monument sign.

History and Existing Land Uses

The property was previously considered for rezoning at the January 4, 2022 Planning Commission Meeting. Prior to the Board of Commissioners hearing, the application was **withdrawn** by the applicant.

At the January 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of application.*
2. *All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All conditions of zoning be made a part of any plat recorded for this property.*
5. *A security gate shall be installed at the entrance to the facility.*
6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
7. *The Nopone Road frontage strip shall be in accordance with Gateway Corridor Overlay District Standards and shall include masonry columns and decorative iron fence.*
8. *Signage proposed shall be in accordance with Gateway Corridor Overlay District Standards.*
9. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearing on January 4, 2022.

This property is zoned Agricultural Residential-IV and totals 18.00± acres in size and is developed with a barn, built in 1970. The site plan notes that barn will be removed if the rezoning request is approved.

Zoning surrounding the subject property is a mixture of AR-IV and S-S and is developed with agricultural, commercial, and residential uses. The subject parcel falls just outside the Gateway Corridors Overlay District (GCOD) and is not subject to the non-residential property development standards required by the GCOD.

Comprehensive Plan Land Use Designation

The subject property is located within a “Mixed Use Corridor” and “Rural Residential” character area within the Future Development Guide of the Hall County Comprehensive Plan. It is also located at a “Community Crossroads” within the Future Development Guide.

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 Community Crossroads are meant to maintain and create access to local goods and services at major intersections. They are characterized by clustered commercial development. In “Rural” development areas, the Community Crossroads should emphasize compact, small-scale development that supports the immediate surrounding area.

The applicant’s request is consistent with the Comprehensive Plan.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 31, 2022, Emily McGahee with Hall County Environmental Health stated “No comment. Proposed structures will have no plumbing per applicant.”

Hall County Fire Services

In a memo dated June 1, 2022, Lieutenant John Hornick provided the following comments:

1. Fire apparatus accessibility must meet IFC minimum standards.
2. Fire hydrant(s) may be required inside development.
3. Electronic controlled access gate(s) will require a Knox override switch for Fire Department access.

The subject parcel is located approximately 3 miles from Hall County Fire Station #15, located at 4219 Autry Spur. The nearest fire hydrant is located across the street at 4164 Nopone Road.

Hall County Public Works and Utilities

In a memo dated June 2, 2022, Srikanth Yamala, 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.

Traffic

Proposed driveway must meet Hall County commercial standards

Utilities

No sanitary sewer available for this site.

Hall County Tax Assessors

Tracy Gilreath, Specialized Assessment Manager with the Tax Assessors Office, has confirmed via email on June 3, 2022 that this property is currently under a conservation covenant, which the property owner renewed earlier this year.

Gainesville Water Resources

The Hall County GIS shows that public water is available to the subject property along Nopone Road from the City of Gainesville Water Resources Department.

Georgia Department of Transportation

In an email dated June 1, 2022, Parker Niebauer, DITO Traffic Operations Supervisor, stated: "GDOT Coordination required due to proximity to state route intersection"

Zoning Analysis

- The applicant is requesting to rezone the subject property to Planned Commercial District (PCD) to develop self-storage boat and RV facility.
 - A self-storage facility such as boat and RV storage is an allowable use under the S-S Zoning District.
 - There is a concurrent road frontage variance request before the Planning Commission as part of the proposed development of this parcel. Per §16.50.040.
 - Access, all new lots accessing a road designated as an arterial or collector shall have a minimum frontage of 150 feet.
 - The property only has approximately 220 total feet of road frontage along Nopone Road. The road frontage variance is to reduce the frontage requirement from 150 feet to 50 feet for the remaining 12.39 acres of the property.
 - Staff has recommended denial of the road frontage variance request.
- The proposed site could be reconfigured so that there is no longer a need for a road frontage variance. Per Hall County GIS, the property owner of the subject parcel also owns parcel 12026 000045, which has frontage on Cleveland Highway. The proposed storage facility could be reconfigured so that it takes up the entire frontage along Nopone Road, and the remaining acreage in the rear combine with parcel 12026 000045.

- The subject property falls within the Rural Residential character, is part of a Mixed-Use Corridor and the intersection of Nopone Road and Cleveland Highway is designated as a Community Crossroad 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 Community Crossroads are meant to maintain and create access to local goods and services at major intersections. They are characterized by clustered commercial development. In "Rural" development areas, the Community Crossroads should emphasize compact, small-scale development that supports the immediate surrounding area.
 - The proposed use of a self-storage facility is consistent with this land use classification as there are adjacent commercially zoned properties at the intersection of Nopone Road and Cleveland Highway. Additionally, to the east of the proposed development is the North Hall Community Center, which would separate this use from other residential and agricultural uses.
- The applicant's narrative has included specific sections from the Official Code of Hall County for certain site development standards:
 - §17.180.080.B.7 – PCD Design Standards
 - The development controls for the district shall be stated (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the suburban shopping district (S-S) shall apply.
 - The applicant has not proposed standards which differ from the standards for the S-S district.
 - §17.260.020 – Vegetation buffers and vision clearance
 - The applicant has proposed to install a fence will be around the perimeter of the site for security and visual screening.
 - The applicant has not indicated the material or height of the proposed fence. Per §17.260.020, where a retail use with outside activity abuts residential use, the minimum buffer shall be 20 feet.
 - A solid fence buffer may be substituted, with planning commission approval, for part or all of the vegetated buffer as follows:
 1. A brick or stone wall with a minimum height of six feet may be placed on the property line in lieu of some or all of the buffer requirements.
 2. A solid wooden fence with a minimum height of six feet may be placed on the property line. The fence must have a

natural finish. If stained or varnished, the resulting finish must be natural in appearance, and the finished side of the fence shall face the neighboring property.

3. The width of the buffer may be reduced and the planted screening may be reduced or eliminated if the planning commission finds that a wall or fence will provide a satisfactory overall screening of the property, considering use, topography and appearance, and that a wall or fence will not create a safety problem or impose an adverse visual barrier that could affect the use or value of the residential property.

- This standard is **not met**.

- §17.270.070.C – Sign Standards

- One ground mounted monument sign shall be permitted on each lot, except that in the case of a corner lot, the provisions of this section shall apply separately to each street frontage. However, no sign on a corner lot shall be closer than 50 feet from the lot corner, defined by the lot lines extended.

- This **meets** the requirement.
- The applicant's site plan and narrative do not discuss landscaping requirements for development of the property as outlined in §17.280.080, tree requirements for non-single family residential development.

Staff Recommendation

Staff recommends **denial** of the applicant's request to rezone the parcel for the following reasons:

1. The remaining 12.39 acre parcel is substandard to the Official Code of Hall County and requires a road frontage variance.
2. The submitted plan does not address all of the standards of the PCD district to determine compliance.

If the Commission chooses to grant the rezoning request, staff recommends the following conditions:

1. The PCD approval is contingent on the granting of a Lot Width Variance to achieve the proposed subdivision with a reduced lot width.
2. The subdivision shall follow the Minor Plat approval process.
3. The Minor Plat shall be recorded in the Hall County Clerk of Courts registry prior to the project being submitted to Development Review for the Land Disturbance Permit.
4. All Conservation Easements shall be removed from the proposed PCD area prior to submission of the Minor Plat for review. The Minor Plat shall give the deed reference to for the removal of the Conservation Easement.
5. The total acreage for the commercial portion (PCD) of the development shall be 5.61 acres.

6. The requirements of §17.260.020, Screening, Fencing, and Outdoor Storage Requirements, shall apply to the development.
7. The requirements of §17.280.080, Tree Protection, shall apply to the development.
8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

9. As the property is located adjacent to a public park facility, the standards of CHAPTER 17.420. - GATEWAY CORRIDORS OVERLAY DISTRICT (GCOD) shall be applied to the property.
10. All access off Nopone Road shall be approved and permitted by GDOT and Hall County Traffic Engineer, as required.
11. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
12. All conditions of zoning be made a part of any plat recorded for this property.
13. A security gate shall be installed at the entrance to the facility.
14. All conditions of zoning be made a part of any plat recorded for this property with the approval placed letter on the face of the plat.

Excerpts from the minutes of the June 20, 2022 meeting

Applicant’s Presentation:

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

Howard Baker, 4030 Mount Vernon Road, Gainesville, presented the request. The applicant stated that the previous request on this property was for a chain link fence with dirt gravel parking lot, no lights, and no coverings. The applicant stated that the property will not be visible to the Hall County facility next door. The applicant stated that he would like for the fence to be on the property line to be able to maintain landscaping and have more shade for the RV’s.

Jason Smith, 155 Clarksville Street, Cornelia, presented the request. The applicant stated that the property will have a security gate and there will not be any restroom facilities, therefore there will be no need of septic or sewer. The applicant stated that there would be asphalt throughout the property. The applicant stated that they will follow GDOT requirements for the entrance/exit.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell stated that there will be a need for a fire hydrant somewhere in the property even though there are no plans for septic. Mr. Baker stated that was fine. Mr. Braswell questioned if there would be any maintenance of vehicles on the property. Mr. Baker stated that would not be allowed on the property. Mr. Hunt requested the applicants address the finish material they intended to use at for the first building that is visible from Nopone Road. Mr. Baker stated he doesn't think it will be visible from the road. Mr. Braswell questioned if the applicant would object if there was a condition for brick stone on the building. Mr. Baker stated he did not have a problem with that because he wants to build a nice building for the community. Mr. Braswell requested that the applicants submit a clearer site plan for the Board of Commissioners.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Bell. Vote: 4-0 (Varner absent)

Conditions:

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6. *A 20' landscaped buffer shall be planted. Between the parking spaces and the buffer, shall be a 6' opaque fence along the eastern boundary.*
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