



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Randi Doveton, Director

Date: February 20, 2023

Subject: **1600 Athens Highway, Building C | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a .64± acre tract | **Proposed use: countertop manufacturing with outdoor storage | Gerardo Vargas, applicant.**

The request before you is the rezone request of Gerardo Vargas to allow countertop manufacturing with outdoor storage on .64± acres. **It should be noted that a simultaneous conditional use request accompanies this request but has separate memo and report. The items can be heard simultaneously but separate motions and votes are required.** This item is located within Commission District 3.

At their February 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with four (4) conditions. **(5-0)**.

There were no written comments submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

There has been no change since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply except as noted:
 - a. No upgrades to the existing building shall be required.
 - b. Signage on the existing façade is allowed as long as the new signage does not exceed the square footage of the existing sign.
 - c. An opaque fence shall be required to parallel US-129.
 - d. The new 816 sq. ft. building shall be allowed to match the existing building in materials, color, & type of construction. Standing seam roof panels shall be allowed.
 - e. No storage of material shall be allowed outside of the fenced area.

- f. Gravel storage and parking is allowed for the area in the rear of the existing building.
- 2. The development shall follow all Hall County Development Review processes and stormwater requirements.
- 3. If the existing driveway is modified, a permit may be required by GDOT.
- 4. The following uses are not allowed:
 - a. Automobile repair garage.
 - b. Drive-in theaters.
 - c. Hotel, motels, or tourist courts.
 - d. Junk yards.
 - e. Planned-unit developments on a minimum of ten acres.
 - f. Service stations.
 - g. Family day care home.
 - h. Group day care home.
 - i. Ault establishments.
 - j. Astrologers, clairvoyants, fortune tellers, and related occupations to this list of occupations.