



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3
Jeff Stowe, District 4

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. Adult establishments.
 - j. Astrologers, clairvoyants, fortune tellers, and related occupations to this list of occupations.