



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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

From: Randi Doveton, Director of Planning & Development

Date: May 22, 2023

Subject: **2156 Athens Highway | Use Subject to County Commission Approval | on a 11.16± acre tract | Proposed use: car sales | 2156 Athens Highway, LLC, applicant.**

The request before you is the request of 2156 Athens Highway, LLC for a Use Subject to County Commission Approval for car sales. This item is located within Commission District 3.

At their May 1, 2023 meeting, the Hall County Planning Commission voted to recommend approval with seven (7) conditions **(4-0, Varner absent)**.

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

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval 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. A 50 foot transitional buffer shall be planted or remain undisturbed along any boundary which abuts residential use. Planting standards shall meet those requirements in §17.260 of the Official Code of Hall County.
3. The entire salvage yard shall be fenced with a minimum 8 foot height opaque fence constructed parallel to Athens Highway.
4. All inventory shall be parked at least 300 feet from the centerline of Athens Highway. Customer and employee parking shall be allowed in the front of the property (within 300 feet of the centerline of Athens Highway).

5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
6. All mechanical services shall be conducted within a garage bay.
7. All conditions of zoning shall be made part of any plats created for the property.