



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning & Development

**Date:** May 22, 2023

**Subject:** **1596 Fulenwider Road | Use Subject to County Commission Approval | on a 5.66± acre tract | Proposed use: epoxy manufacturing facility | Warren Environmental and Coatings, LLC, applicant.**

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The request before you is the request of Warren Environmental and Coatings, LLC for a Use Subject to County Commission Approval for an epoxy manufacturing facility. This item is located within Commission District 3.

At their May 1, 2023 meeting, the Hall County Planning Commission voted to recommend approval with four (4) 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. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
3. All conditions of zoning shall be made part of any plats created for the property.
4. This approval shall be limited to the conditional uses noted in code section 17.170.020 uses 17 and 18.