



# 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:** June 19, 2023

**Subject:** **5800 Lanier Islands Parkway | Rezone |** from Planned Commercial Development (PCD) Conditional to Planned Commercial Development (PCD) to amend existing conditions on a 3.57± acre tract | **Proposed use: vehicle sales and construction equipment rental & sales | Vacutek, LLC, applicant.**

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The request before you is the request of Vacutek, LLC to amend the existing Planned Commercial Development (PCD) conditions to construction equipment rental & sales. The original request included vehicle sales but the applicant dropped that request prior to the Planning Commission meeting by submitting a revised narrative. This item is located within Commission District 2.

At their June 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with thirteen (13) conditions (**3-0, Sosebee & Varner absent**).

There were **no public 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. Development is approved as generally shown on the concept plan and described in the revised project narrative dated June 2, 2023 modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. Any repair or replacement fencing along Lanier Islands Parkway shall be decorative metal with regular brick columns no less than every fifty (50) feet. Replacement of fencing along all other property lines shall be constructed of standard wood fencing materials or vinyl-coated chain

link with privacy slat inserts at a minimum but may also match the decorative metal fencing, at the owner's discretion.

3. The fence must be properly maintained by the owner (1997).
4. Fencing shall be located 10 feet from the property line (1997).
5. The setback from Beards Road shall be 55 feet from the centerline of the right-of-way (1997).
6. Vehicle parking areas shall be paved with either asphalt or concrete (2004).
7. Any outdoor lighting on the premises shall be non-spill type (2004).
8. The applicable bulk and development standards in the Suburban Shopping district (S-S) shall apply.
9. The following uses shall be prohibited: junk yard; salvage yard; pick and pull; storage of debris; or inoperable vehicles.
10. While inoperable vehicles as an ongoing storage activity is prohibited, it is anticipated that rental equipment might be in need of repair or decommissioning and may be stored on the site from time to time. Limited storage of those items is permitted, provided the equipment is stored adjacent to the eastern interior side property line and is screened by an opaque fence a minimum of six (6) feet in height.
11. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
12. All conditions of zoning shall be made a part of any plat created for the property.
13. The applicant shall install a 10 foot planted strip inside or outside the existing fence, not on the right of way, parallel to Lake Lanier Islands Parkway and approved by the Planning Director prior to the issuance of a business license.