



# 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:** July 10, 2023

**Subject:** **1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract | Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) | Westwood Sheds, applicant.**

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The request before you is the request of Westwood Sheds for a Use Subject to County Commission Approval with accompanying variance requests to allow outdoor storage of inventory items. The property has a zoning designation of Light Industrial (I-I) and is within the Gateway Corridors Overlay District (GCOD). This item is located within Commission District 4.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the use but to deny the variance requests from GCOD standards and setbacks from the rights-of-way.

The conditional use was approved with six (6) conditions **(4-0, Pilcher absent). The variance denials were also decided in a vote of 4-0, Pilcher Absent. Since the variance for a setback was not appealed, the Planning Commission action was the final action and the items before you are the use and variance from Gateway (GCOD).**

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 Conditional Use Approval Conditions:**

1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.
2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.

3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.
5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made part of any plats created for the property.