



# 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:** **5201 Browns Bridge Road | Rezone** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract | **Proposed use: food truck** | Nhan Nguyen, applicant.

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The request before you is the request of Nhan Nguyen to amend existing conditions of a Planned Commercial Development (PCD) to allow a food truck. This item is located within Commission District 2.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval with three (3) conditions **(4-0, Pilcher 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 project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
  - A. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at time of development.
  - B. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.

- C. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
    - i. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
    - ii. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
  - D. All conditions of zoning shall be made part of any plats created for the property.
  - E. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
  - F. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
  - G. All outdoor lighting shall be non-spill type lighting fixtures.
  - H. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.