



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: September 25, 2023

Subject: **2353 Athens Highway | Use Subject to County Commission Approval | 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel | Proposed Use: used vehicle sales | Morteza Modaber, applicant.**

The request before you is the request of Morteza Modaber for a Use Subject to County Commission Approval to allow used vehicle sales. This item is located within Commission District 4.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with twelve (12) conditions (5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **one person 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 property shall be approved for used vehicle sales only, 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 other than those stated. No other uses shall be permitted unless approved by the County Commission.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated 5/8/23), 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. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.

6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, [2.60.060](#). – 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.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday - Friday 9:30am-6pm, Saturday 9:30am-4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.