



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: October 23, 2023

Subject: **3902 & 0 Belmont Highway | Rezone | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres | Proposed Use: truck parking and office | Gus E. Simpson, applicant.**

The request before you is the application of Gus E. Simpson to Rezone from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD to allow truck parking and office. This item is located within Commission District 3.

At their October 2, 2023 meeting, the Hall County Planning Commission voted to recommend approval with fourteen (14) conditions **(3-2, Pilcher & Sosebee opposed)**.

There were **no comments submitted** in advance of the Planning Commission meeting and one **person spoke in opposition during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. Development is approved as generally shown on the concept plan dated July 31, 2023 and described in the updated letter of intent received dated October 2, 2023, modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. The proposed dump truck storage shall be limited to a maximum of 35 trucks on-site at any one time.

3. Light fixtures shall be installed with full cut-offs. Any existing fixtures shall be retrofitted to be full cut-off.
4. All proposed on-site improvements shall be located beyond proposed GDOT project limits.
5. Any building to be utilized for the business shall be inspected for compliance with commercial building code requirements. Should any improvements be required for compliance, work shall be completed and inspected prior to the issuance of a certificate of occupancy or business license.
6. All truck parking shall be located outside of the 300-foot Gateway Corridors Overlay District limit as depicted on Hall County GIS maps.
7. No gravel shall be permitted within the Gateway Corridors Overlay District. All employee parking areas and driveways shall be paved with asphalt or concrete.
8. No approval of the proposed use in Hall County shall constitute approval of the use on any portion of the property within Jackson County.
9. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
10. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
11. The hours of operation for the business shall be 6:30am-7:00pm Monday through Friday, and 6:30am-12:30pm on Saturday, and the business will be closed on Sundays.
12. The driveway shall be paved from the edge of road to the limits of the Gateway Corridors Overlay District (measuring 300 feet from the centerline of the road).
13. The existing manufactured home and accessory buildings located within the limits of the Gateway Corridors Overlay District (measuring 300 feet from the centerline of the road) shall be exempt from GCOD standards, as the use will be dedicated to a caretaker/employee’s residence for the business.
14. Direct sales of dirt, sand, gravel, mulch, and rock is prohibited on site.