



# 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:** November 27, 2023

**Subject:** **2367, 2371, and 0 Monroe Drive | Rezone** | from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) | on a combined 1.22± acre tract | **Proposed Use: truck parking and dumpster storage | Bobby Wood, applicant.**

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The request before you is the request of Bobby Wood to Rezone from Agricultural Residential III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) to allow a truck parking and dumpster storage. This item is located within Commission District 4.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with seven (7) conditions **(5-0)**.

There were **no 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 Conditions:**

1. The property shall be developed in accordance with the submitted site plan, dated September 18, 2023 and as described in written application materials. Minor changes can be approved by the Planning Director provided there are no reductions in any imposed buffers, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.
2. A combination plat shall be recorded, including any conditions of zoning, for the three tax parcels, [15032F000028](#), [15032F000028B](#), and [15032F000060](#).
3. Prior to development of the property, the applicant shall obtain a land disturbance permit for the proposed work. The scope of work shall look

at the site as a whole, not just the proposed gravel expansion, and all applicable development standards shall be applied.

4. The existing access drive from Monroe Drive shall be brought up to industrial access standards, subject to the review and approval of the Traffic Engineer.
5. The construction of a permanent bathroom structure will be required if the property is to be occupied for at least two consecutive hours. Construction of restrooms, placement of prefabricated restroom facilities, or industrialized restroom or office building, shall require a building permit and must follow standard Hall County commercial building permit processes.
6. The applicant shall obtain a Hall County Business License before conducting business operations at this site.
7. An opaque fence of no less than 6 foot height shall be installed along the front of the property where adjacent to right-of-way. All maintenance shall be the responsibility of the property owner.