



# Hall County Government

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND DEVELOPMENT  
DIRECTOR  
**Randi Doveton**

ASSISTANT DIRECTOR  
**Beth Garmon**

**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:** Beth Garmon, Assistant Director of Planning & Development

**Date:** April 8, 2024

**Subject:** **2852 Atlanta Highway | Rezone |** from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract | **Proposed Use: Service station, convenience store, and shopping center | Karan Ahuja, applicant**

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The request before you is the request of Karan Ahuja to rezone from Highway Business (H-B) to Suburban Shopping (S-S) to allow a service station, convenience store, and shopping center. This item is located within Commission District 2.

At their March 18, 2024 meeting, the Hall County Planning Commission voted to recommend approval with eight (8) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed rezoning request is consistent with the Community Crossroads future land use classification within the [Comprehensive Plan](#).

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in opposition during the public hearing**.

### Planning Commission Conditions:

1. Development is approved as generally shown on the preliminary site plan dated January 18, 2024 and as described in the project narrative dated March 5, 2024, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD, [17.420](#)) and no variances are granted as part of this request.
3. Prior to issuance of sign permits, other than general signs permitted pursuant to [17.270.050](#), the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to

be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.

4. The developer shall be responsible for all costs associated with street and driveway improvements.
5. The proposed development is subject to the off-street parking requirements of [17.250.020\(A\)](#).
6. The subject property (parcel 08027 000011) shall be combined via recorded plat with parcel 08027 000010 prior to submittal of any development plans.
7. The location and design of any driveway entrances shall be subject to the approval of the County Traffic Engineer and Georgia Department of Transportation.
8. All conditions of zoning shall be made part of any site plan or any plat recorded for the property.