



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

**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, Director of Planning & Zoning

**Date:** October 28, 2024

**Subject:** 1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract | Proposed Use: Automobile repair garage | Gerado Vargas, applicant

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

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The request before you is the request of Gerado Vargas to amend conditions of zoning to allow an automobile repair garage. This item is located within Commission District 3.

At their October 7, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the Comprehensive Plan and adjacent land use.

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

#### Planning Commission Conditions:

1. The property shall be developed in accordance with the updated site plan dated September 10, 2024, and as described in the updated project narrative dated September 10, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated March 9, 2023, as amended, shall apply:
  - a. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply except as noted:
    - i. No upgrades to the existing building shall be required.

- ii. Signage on the existing façade is allowed as long as the new signage does not exceed the square footage of the existing sign.
    - iii. An opaque fence shall be required to parallel US-129 which needs to be completed.
    - iv. No storage of materials shall be allowed outside of the fenced area.
    - v. Gravel storage and parking is allowed for the area to the rear of the existing building.
  - b. The development shall follow all Hall County Development Review processes and stormwater requirements.
  - c. If the existing driveway is modified, a permit may be required by GDOT.
  - d. The following uses are not allowed: drive-in theaters, hotels, motels, tourist courts, junk yards, service stations, family day care home, group day care home, adult establishments, astrologers, clairvoyants, fortune tellers, and related occupations to this list of occupations.
3. The new 1,800 square foot building shall be allowed to match the existing building in materials, color, and type of construction. Standing seam roof panels shall be allowed. Architectural plans shall be submitted for review and are subject to the approval of the Director of Planning and Zoning.
  4. All automotive repair of vehicles shall be conducted within the buildings. No outside storage of any equipment or materials other than those vehicles awaiting repair is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles shall be allowed in the rear of the property.
  5. No more than seven (7) inoperable vehicles awaiting repair shall be stored onsite and said vehicles shall be stored at the rear of the property in the designated parking spaces as shown on the site plan. Vehicles awaiting repair shall be stored no longer than thirty (30) days.
  6. Landscaping shall be added at the northeast corner of the property, as well as in front of the existing building as depicted on the site plan and is subject to the approval of the Director of Planning and Zoning.
  7. Opaque screening shall be added to the existing vinyl-coated fence where it parallels Athens Highway as well as the driveway on the east side of the property.

8. Internal illumination shall be permitted for the proposed monument sign and wall sign. Sign plans shall be submitted for review and are subject to the approval of the Director of Planning and Zoning.
9. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
10. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.