



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
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, Director of Planning & Zoning

Date: November 25, 2024

Subject: **1780 Hancock Avenue Extension | Use Subject to County Commission Approval | on a 1.15± acre tract | Tax Parcel 00137 000005 | Proposed Use: Outdoor storage | Jones Tree Service, Inc, applicant**

The request before you is the request of Jones Tree Service for a use subject to county commission approval for outdoor storage within the Gateway Corridors Overlay District. This item is located within Commission District 4.

At their October 21, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with seven (7) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the location has historically been zoned Heavy Industrial (I-II, 17.170).

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 27, 2024, and as described in the project narrative submitted on August 28, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. New opaque screening material shall be added to all sections of the existing perimeter fence and shall be maintained.
3. Operating hours shall be limited to 7:00 am to 8:30 pm Monday through Friday.
4. 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.
5. All conditions of zoning shall be made part of any plats created for the property.

6. The development shall be exempt from GCOD standards.
7. Any further development or renovation to the property is subject to GCOD standards.