



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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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: **0 & 3902 Belmont Highway | Amend Conditions of Zoning** | on a 15.75 ± acre tract | Tax Parcels 15013 00074 (pt.) & 000017B | **Proposed Use: Truck parking and office** | **Gus E. Simpson, applicant**

The request before you is the request of Gus E. Simpson to amend the conditions of zoning as related to the required access for a grading contractor's office with truck parking. This item is located within Commission District 3.

At their October 21, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with seventeen (17) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed changes are consistent with previous approvals.

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

Planning Commission Conditions:

1. Development is approved as generally shown on the concept plan dated July 31, 2023, and described in the original letter of intent dated October 2, 2023 and updated narrative dated August 30, 2024, 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 6:30 am-7:00 pm Monday through Friday, and 6:30 am-12:30 pm 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 centerline of the road).

13. The existing manufactured home and accessory building 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.
15. The proposed entrance shall be approved and permitted by the Georgia Department of Transportation.
16. The annual business license renewal for calendar year 2025 shall be subject to Board of Commissioners approval.
17. There shall be no auctions, sales of vehicles, equipment or materials allowed on site.