



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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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: Beth Garmon, Director of Planning & Zoning

Date: December 23, 2024

Subject: **4163 Cleveland Highway | Use Subject to County Commission Approval | on a 4.41± acre tract | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | Proposed Use: Used auto sales and repair | Ramon Carrillo Jr., applicant**

The request before you is from Ramon Carrillo Jr. for a use subject to county commission approval for a used auto sales and repair business within the Gateway Corridors Overlay District. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with fifteen (15) conditions (4-0, Johnny Varner absent).**

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

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated November 14, 2024, and as described in the updated project narrative dated November 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The maximum square footage of the show room shall not exceed five thousand (5,000) square feet in size and the shop shall not exceed eight thousand (8,000) square feet in size.
2. Subdivision of the property shall be subject to the plat review process.

3. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
4. The new office and shop buildings shall comply with the architectural standards of the Gateway Corridors Overlay District and are subject to approval by the Director of Planning and Zoning or their designee.
5. All maintenance and repair of vehicles shall be conducted within the shop building. No outside storage of any equipment or materials is allowed. Additionally, no storage of vehicles, boats, or recreational vehicles for rental purposes shall be allowed on the property.
6. There shall be a 25 foot wide transitional buffer adjacent to the northern and western property lines.
7. Signage shall comply with Gateway Corridors Overlay District standards and is subject to the approval of the Director of Planning and Zoning or their designee.
8. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
10. The 10 foot front landscape strip shall be exempt from the shade tree requirement with final review and approval subject to the Director of Planning and Zoning or their designee.
11. Roll-up doors must not be installed on the front of any building or any building facing US Highway 129.
12. 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."
13. Gravel shall not be permitted as a paving surface material within the Gateway Corridors Overlay District. All parking areas and driveways within the development shall be paved with asphalt or concrete including other pervious paving materials subject to the final review and approval by the Director of Planning and Zoning or their designee.

14. Although fencing is not required, if the applicant chooses to install a fence, the fencing along Cleveland Highway must contain brick or stone columns every 50 feet as well as ornamental or wrought iron fencing. All other fencing along the side and rear property lines must be vinyl-coated chain link fencing, 6 feet in height.
15. The hours of operation shall be Monday through Friday 9:00 am to 6:00 pm and Saturday 10:00 am to 6:00 pm.