



# Hall County Government

BOARD OF COMMISSIONERS

June 27, 2023

Genuine Mapping and Design  
Attn: David Johnson  
PO Box 631  
Jefferson, GA 30549

RE: **Application to Rezone – CORRECTED (see highlighted section)**

Dear David Johnson,

Please be advised that in its Meeting on June 21, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

**6515 New Bethany Road | Rezone |** from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial |** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**

Conditions:

1. The request to rezone the property to Light Industrial (I-I, 17.160) is denied and shall be rezoned to Planned Industrial Development (PID, 17.180.090) instead.
2. The development shall generally occur as depicted on the site plans dated May 11, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.
3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances are granted from these standards.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.

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**Jennifer Rivera**

10. The applicant shall install a 4 to 5 foot high landscaped berm along Old Lanier Islands Drive with decorative fencing.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera  
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

HM Enterprise Holdings, Inc.  
1266 West Paces Ferry Road, Suite 268  
Atlanta, GA 30327