



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: **2323 Thompsons Mill Road | Amend conditions of zoning | on a 3.88± acre tract | Zoned O-I; Tax Parcel 15041 000003C | Proposed Use: Uses permitted in O-I | Civilscapes Inc c/o Myles Montgomery, applicant**

The request before you is from Civilscapes Inc c/o Myles Montgomery to amend conditions of zoning to modify the use and development standards for a surveyor's office. This item is located within Commission District 1.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with three (3) conditions (4-0, Johnny Varner absent).**

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 spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 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 May 11, 2006, as amended shall apply:
 - a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
 - b. Any outdoor lighting on the premises shall be of non-spill type.
 - c. The vehicle parking areas shall be paved with either asphalt or concrete.

- d. All conditions of zoning shall be made a part of any plat created for the property.
3. The following uses are to be prohibited:
- a. Funeral homes
 - b. Mobile food establishments