



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, 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: February 10, 2025

Subject: **2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district | Paden M. Dunagan, applicant**

The request before you is from Paden Dunagen to rezone from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) for permitted uses in the heavy industrial zoning district. This item is located within Commission District 3.

At their January 21, 2025, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (4-0, Sosebee absent).**

Staff recommendation: **Denial**, as the zoning district is not supported within the business or employment nodes & corridors within the East Hall Character Area.

Public Comment:

- January 21, 2025 HCPC: There were **no comments submitted** in advance of the meeting and **no one spoke during the public hearing.**
- October 21, 2024 HCPC: There were **no comments submitted** in advance of the meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be rezoned to Planned Industrial Development (PID) and developed in accordance with the site plan and the project narrative dated January 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property 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.
3. All buildings may be composed of metal siding completely clad with a brick, stucco, or split face block veneer on all four sides as shown in the construction drawings submitted with the application. Stucco and split face block shall not exceed 50% of the surface area of each side. Final building elevations are subject to final review and approval by the Director of Planning and Zoning, or their designee.
4. No outdoor activity such as grinding or crushing of materials shall be permitted.
5. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Athens Highway. The existing mature landscape may be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review and approval of the landscape plan is subject to the approval of the Director of Planning and Zoning, or their designee.
6. No variances to Gateway Corridors Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.
7. 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 the Fire Marshal and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
9. A 50 foot transitional buffer shall be required along all property boundaries. This buffer shall not apply to the boundary adjacent to right-of-way or where the stream buffer is 50 feet or greater.