



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 | Use Subject to County Commission Approval** | 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: Outdoor storage | Paden M. Dunagan, applicant**

The request before you is from Paden Dunagen for a use subject to county commission approval for outdoor storage. This item is located within Commission District 3.

At their January 21, 2025, the Hall County Planning Commission voted to recommend **approval, with one (1) condition (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 160 foot by 160 foot outdoor storage area located to the east of the proposed building may be gravel. No other outdoor storage is approved and the remaining of the property must meet GCOD requirements.