



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: April 7, 2025

Subject: **3038 Gateway Centre Parkway | Special Use |** on a 1.545± acre tract | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage | Reynolds-Hemmer Properties, LLC, applicant**

The request before you is from Reynolds-Hemmer Properties for a Special Use for outdoor storage. This item is located within Commission District 3.

At their March 17, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with seven (7) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Inland Port" land use designation in the Comprehensive Plan.

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 January 16, 2025, and the project narrative dated January 17, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The use shall be limited to trailer storage for a single lease tenant; any use as a commercial parking lot or intermodal facility shall be prohibited. No material or containers shall be allowed storage on the premises if not stored in an enclosed trailer or on a flatbed trailer.
3. All fencing along the entire length of Gateway Centre Parkway shall be 8 feet in height, opaque fencing of either PVC or wood and include a 10 foot planted landscape buffer. Fencing color and buffer requirements shall be approved by the Director of Planning and Zoning, or their designee prior to the land disturbance permitting process. All other fencing shall be 8 foot tall black,

vinyl-coated chain-link fence unless otherwise noted on the submitted site plan dated January 16, 2025.

4. A 25 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway shall be maintained. The existing mature landscaping shall 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 Director of Planning and Zoning or their designee.
5. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. The site plan shall be approved as presented with gravel parking and a reduction in the left side yard buffer to 5 feet as presented on the site plan dated January 16, 2025.