



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
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Beth Garmon

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: **2695 & 2661 White Sulphur Road | Amend conditions of zoning | on a combined 6.0± acre tract | Zoned PID; Tax Parcels 09113 000073 & 000074 | Proposed Use: Outdoor storage | Robert (Bo) Schill, applicant**

The request before you is from Robert Schill to amend conditions of zoning 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 nine (9) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the use is consistent with the Employment Corridor 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. Development is approved as generally shown on the concept plan dated December 20, 2024, and described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by the City of Gainesville. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. A 10 foot front landscape strip shall be installed along the property line abutting White Sulphur Road subject to final review and approval by the Director of Planning and Zoning or their designee.
4. All outdoor storage shall be screened from view from White Sulphur Road with a 6-foot-tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.

5. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
6. Business licenses shall not be approved for the property until the site is in compliance with county permitting requirements
7. Plans for any further improvement or development of the property shall be submitted for review and appropriate permits obtained prior to construction.
8. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Official 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.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.