



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 21, 2025

Subject: **3800 Athens Highway | Rezone** | from Planned Commercial Development (PCD) (GCOD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) (GCOD) | on a 99.24 ± acre tract | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses | Hughes Commercial Real Estate, applicant**

The request before you is from Hughes Commercial Real Estate to rezone from Planned Commercial District (PCD) and Planned Commercial Farm District (PCFD) to Planned Industrial District (PID) for industrial uses. This item is located within Commission District 3.

At their April 7, 2025 meeting the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the zoning district is supported within "Business or Employment Nodes & Corridors" in the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in favor during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 6, 2025, and the project narrative dated March 12, 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 construction within the development shall be limited to a total of 499,000 square feet.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. 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 Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. A variance to section 6.2.5.C.2.e – Parking Lot Design Standards, as outlined in the submitted narrative, is granted with the following modification: A 20 foot landscape strip, including 3 foot berms, shall be established along the property line abutting Athens Highway. The planting plan shall require a mixture of evergreen and deciduous trees and shrubs. Final review and approval of the landscape plan shall be subject to the Director of Planning and Zoning, or their designee.
7. A variance is granted to allow for gravel storage per the submitted site plan dated March 6, 2025. All outdoor storage shall be screened per GCOD standard. Outdoor storage shall be defined by those items listed in section 7.6.6.A 1 through 6 in the Hall County Unified Development Code.
8. No building shall exceed 40 feet in height.
9. The front and side elevations of buildings which are oriented parallel to Athens Highway shall meet GCOD standards. Rear elevations, where loading docks are located, may feature metal siding if the elevation is not visible from Athens Highway. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.
10. The following statement regarding the potential impacts of agricultural operations in the area shall be made as part of any plat recorded on the property:
"Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."