



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: **0 & 3566 Athens Highway | Rezone** | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S, GCOD) to Planned Industrial Development (PID, GCOD) | on a combined 38.52± acre tract | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses | Simpson Trucking and Grading, Inc., applicant**

The request before you is from Simpson Trucking and Grading, Inc. to rezone from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S, GCOD) to Planned Industrial Development (PID, GCOD) 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 eleven (11) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the "Business or Employment Node and Corridors" future land use designation 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 April 3, 2025, and as described in the project narrative dated February 19, 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. 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.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property
5. A 50 foot buffer shall be maintained except designated otherwise as shown on the submitted site plan dated April 3, 2025.
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 30 foot sloped landscape buffer with vegetative screening 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. Section 6.2.5.B.6 – Additional Landscape and Screening Standards shall be met per the Hall County Unified Development Code.
8. A variance is granted to allow for gravel parking/equipment storage areas per the submitted site plan dated April 3, 2025. All outdoor storage shall be screened per GCOD standards. 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.
9. A variance for parking requirements is granted with the maximum number of parking spaces not to exceed 200.
10. A variance is granted to allow metal siding and roof on the 40,000 square foot building located at the rear of the property as well as on the rear elevation on the 45,000 square foot building located at the front of the property shown on the submitted concept plan dated April 3, 2025. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.
11. No building shall exceed 40 feet in height.