



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
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 21, 2025

Subject: **6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 3.05± acre portion of a tract | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use:** **Commercial development | LJA Engineering, applicant**

The request before you is from LJA Engineering to rezone from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) for a commercial development including fuel sales and a convenience store and restaurants. This item is located within Commission District 1.

At their April 7, 2025 meeting the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (4-1, Varner opposed).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the commercial nature of the surrounding properties.

There were **two (2) comments in opposition submitted** in advance of the Planning Commission meeting. During the public hearing, **one (1) person spoke in favor and seven (7) people spoke in opposition. In addition, two (2) additional comments and a petition opposing the development were submitted at this time.**

Planning Commission Conditions:

1. The property shall be approved as a Planned Commercial Development (PCD) and developed in accordance with the site plan dated February 27, 2025 labeled as "Alternative Design CSP8-C1", and as described in the project narrative dated September 19, 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 Hall County Engineering and the City of Flower Branch, as applicable. Any costs associated with the improvements shall be the responsibility of the developer.

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 Official 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 part of any plats created for the property.
5. No parking spaces shall be designated immediately adjacent to the right-of-way of Spout Springs Road. The number of parking spaces required for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.
6. Business operations shall be limited to the hours between 5:00 a.m. and 11:00 p.m. Fuel deliveries shall only occur between 9:00 a.m. and 9:00 p.m. and garbage collection shall only occur between the hours of 9:00 a.m. and 5:00 p.m.