



Hall County Government

BOARD OF COMMISSIONERS

April 24, 2024

Ramon Carrillo, Jr.
6180 Dahlonega Highway
Clermont, GA 30527

RE: **Use Subject Application**

Dear Ramon Carrillo, Jr.:

Please be advised that in its Voting Meeting on April 23, 2024, the Hall County Board of Commissioners voted to approve the following application with conditions.

2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair |** Commission District 3 | **Ramon Carrillo Jr, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan (exhibit A) dated December 4, 2023 and as described in the project narrative dated February 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Operation of the automobile sales shall commence no earlier than 9:00 am and shall terminate no later than 6:00 pm Monday through Saturday, no business shall be conducted on Sundays either sales or repair.
3. The applicant shall coordinate with Georgia Department of Transportation for driveway access off of Cleveland Highway if required.
4. No variances to Gateway Corridor Overlay standards are granted other than those approved herein (GCOD, 17.420).
5. All conditions of zoning shall be made part of any plat(s) created for the property.
6. All Environmental Health regulations shall be met prior to issuance of occupancy.
7. Pursuant to 2.60.060. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the

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application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

8. All parking in the right-of-way is prohibited.
9. A variance shall be granted for the requirement of a 10-foot landscape strip along Cleveland Highway and Wayman Drive.
10. The following uses listed as permitted in Highway Business (H-B) shall be prohibited: Bus station, Drive-in Theater, Motel/hotel, Service station, Construction trailer, and Adult establishments.
11. All signage, existing and proposed, shall adhere to GCOD standards.
12. Customer and employee parking shall be designated on site, total parking spaces shall not exceed 40 spaces.

"Pursuant to section 17.380.130.E.8 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development Assistant Director