



Hall County Government

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: May 27, 2025

Subject: **2505 Dana Circle | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract | **Proposed Use: Vehicle sales| Tim Karas, applicant**

The request before you is from Tim Karas to rezone from Agricultural Residential (AR-1) to Highway Business (H-B) for vehicle sales. This item is located within Commission District 3.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (5-0).**

Staff recommendation: **Denial**, as the proposed use is inconsistent with the future land use designation of "Suburban Neighborhood, Medium Density" in the Comprehensive Plan.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 6, 2025, and as described in the project narrative dated March 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. There shall be no more than 43 parking spaces for the display and sale of vehicle and no more than 12 spaces for vehicles awaiting reconditioning as shown on the site plan dated March 6, 2025 and described in the project narrative dated March 18, 2025
3. All vehicles awaiting reconditioning shall be stored behind the building on the area labeled as gravel parking as shown on the site plan dated March 6, 2025.
4. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all necessary associated costs of improvements. No

towing or car transports over 14,000 pounds Gross Vehicle Weight ratings will be allowed on Dana Drive or Dana Circle.

5. All signage shall comply with the Hall County Unified Development Code (UDC).
6. 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, Fire Marshal, and Hall County Engineering.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
8. A 6 foot tall opaque fence shall be installed along the eastern property line abutting AR-1 zoning in addition to a 15 foot transitional buffer.
9. A 30 foot front setback shall be maintained along Dana Circle and no parking shall be permitted within this setback.
10. All parking areas shall be paved with asphalt or concrete.
11. Any lighting on the premises shall be of a non-spill type.