



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/09/25)

REPORT TO: Voting Meeting (06/12/25)

ITEM NO: 328/2025

SUBJECT: **2505 Dana Circle | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales** | Commission District 3 | **Tim Karas, applicant**

Meetings:

Work Session Date: 06/09/25

Voting Meeting Date: 06/12/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

History:

2505 Dana Circle | Rezone | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales** | Commission District 3 | **Tim Karas, applicant**

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? No
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign