



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: **5707 Holiday Road | Amend conditions of zoning | on a 3.04± acre tract | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | Ayoub Botrus, applicant**

The request before you is from Ayoub Botrus to amend the conditions of zoning for vehicle sales and vehicle repair. This item is located within Commission District 2.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eight (8) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the request is consistent with permitted uses in the Light Industrial zoning district.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan revised April 28, 2025, and as described in the revised project narrative dated April 28, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be used for vehicle sales and vehicle repair only.
3. The property is not approved for any rental of parking spaces, including those to be leased for truck parking.
4. Customer, employee, and vehicle repair parking shall be provided as required by the Unified Development Code of Hall County per Table 8.1.1.
5. The sales lot shall be limited to 141 parking spaces, with 26 spaces reserved for customer and employee parking.
6. 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 associated costs of improvements necessary for the development.

7. 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.
8. All conditions of zoning shall be made part of any plats created for the property.