



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: June 5, 2025

Subject: **5323 Thompson Bridge Road | Appeal of Planning Commission approval for a variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract | Zoned AR-1; Tax Parcel 11082 000028A | Proposed Use: Vehicle repair, major | John Cane, applicant**

The request before you is the appeal by John Cane regarding a May 5, 2025 Planning Commission approval of a variance to section 6.2 for architectural standards within the Gateway Corridor Overlay District. The appellant is requesting to modify condition #7. This item is located within Commission District 2.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (5-0).**

Staff recommendation: **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

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

Had the Planning Commission's decision **not been appealed**, their decision would have been the **final action**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated February 13, 2025, and as described in the project narrative dated February 13, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A 25 foot wide undisturbed buffer adjacent to all residentially-zoned property shall be maintained. The existing landscaping shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review and

approval of the landscape plan is subject to the Director of Planning and Zoning, or their designee.

3. The total number of vehicles parked outside awaiting repair shall be limited to a total of 3.
4. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.
5. 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.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The front façade, as well as the first 15 feet of each side façade extending back from the front, shall comply with GCOD standards. Colors and material to be subject to final review and approval of the Director of Planning and Zoning, or their designee.
8. Business hours shall be limited to Monday – Friday 8 a.m. to 6 p.m.
9. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
10. No fuel sales shall be permitted.