



# Hall County Government

## PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**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:** July 7, 2025

**Subject:** **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products | DeGaria Dowdy, applicant**

The request before you is from Degaria Dowdy to rezone from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) for repackaging of processed animal products. This item is located within Commission District 3.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the Employment or Business Nodes and Corridors future land use classification within the Comprehensive Plan.

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

### Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.
4. 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 the Fire Marshal and Hall County Engineering.
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. Any future improvements or development on the property shall be brought into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.
7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.
8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.
9. The following uses shall not be allowed:
  - a. Adult establishments
  - b. Funeral homes
  - c. Crematorium
  - d. Psychic or fortune teller
  - e. Pawn shop or pawn broker
  - f. Smoke or vape shop
  - g. Truck stop