



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (07/21/25)

REPORT TO: Voting Meeting (07/24/25)

ITEM NO: 414/2025

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 located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with 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

Purpose of Request:

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History:

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?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

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