



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
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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: July 7, 2025

Subject: **2978 Athens Highway | Rezone** | from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales | Asif Mistry, applicant**

The request before you is from Asif Mistry to rezone from Light Industrial (I-1) to Highway Business (H-B) for a convenience store with fuel sales. This item is located within Commission District 3.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) 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 **three (3) 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 dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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 with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
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 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.
6. All conditions of zoning shall be made a part of any plats created for the property.