



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: July 28, 2025

Subject: **2353 Athens Highway | Special Use** | on a 1.19± acre tract | Zoned H-B (GCOD); Tax Parcel 15022C000016 | **Proposed Use: Vehicle sales | Morteza Modaber, applicant**

The request before you is from Morteza Modaber for a special use for vehicle sales within the Gateway Corridor Overlay District. This item is located within Commission District 4.

At their July 7, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the commercial nature of the surrounding properties and previous county approval.

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 and as described in the project narrative, both dated May 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Notes on the site plan designating "gravel paving" shall be disregarded per condition #2.
2. The total number of parking spaces for sales shall be limited to a total of 34 spaces. All driveways and parking areas shall be paved with asphalt or concrete. No gravel shall be allowed.
3. No servicing or maintenance of vehicles shall be allowed.

4. The hours of operation shall be Monday through Friday 9:30 a.m. to 6:00 p.m., Saturday 9:30 a.m. to 4:00 p.m. and closed on Sunday.
5. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
6. Plans for any improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. 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.
8. 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.
9. All conditions of zoning shall be made part of any plats created for the property.
10. Any exterior modifications, improvements, or alterations to the site shall comply with the Unified Development Code as well as those standards outlined within Article 6 - Gateway Corridor Overlay District.