



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: August 11, 2025

Subject: **1608 Whiting Drive | Rezone |** from Residential 1 (R-1) to Highway Business (H-B) | on a 0.20± acre tract | Zoned R-1; Tax Parcel 00123 007015 | **Proposed use: Vehicle repair, major | Gerardo Vargas, applicant**

The request before you is from Gerardo Vargas to rezone from Residential 1 (R-1) to Highway Business (H-B) for the proposed use of vehicle repair, major. This item is located within Commission District 4.

At their July 21, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with fifteen (15) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the "Business Nodes & Corridors" future land use designation in the Comprehensive Plan.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 20, 2025, and as described in the project narrative dated June 27, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The building shall comply with the architectural standards of the Gateway Corridor Overlay District. Any renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning, or their designee.
3. A 15 foot wide transitional buffer adjacent to all residentially zoned properties shall be established. This buffer shall be supplemented with an opaque fence, no less than 6 feet in height, 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.

4. Should the special use request be approved, an application for a setback variance must be submitted prior to the issuance of a business license in order to bring the existing structure into compliance.
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 existing 8,581 square foot building and existing carport is approved as shown on the submitted site plan; however, any expansion of the existing structures within the building setback lines shall require approval of a setback variance by the Hall County Planning Commission.
8. Any exterior modifications to the existing building shall meet GCOD standards subject to final review and approval of the director of Planning and Zoning or their designee.
9. The proposed 1,445 square foot building addition, as shown on the submitted site plan, shall be required to meet the minimum 30 foot front yard setback along Whiting Drive unless a separate setback variance is applied for and approved by the Planning Commission.
10. Any new proposed structures shall meet GCOD architectural standards subject to final review and approval of the director of Planning and Zoning or their designee.
11. A 10 foot landscape strip shall not be required along Browns Bridge Road as shown on the submitted site plan.
12. Parking may be permitted between Browns Bridge Road and the primary building as shown on the submitted site plan.
13. A reduction in the required parking spaces is granted from 56 spaces to 36 spaces as shown on the submitted site plan.
14. A 6 foot high PVC opaque fence shall be required along Whiting Drive. All other fencing, as shown on the site plan, shall be 6-foot high vinyl coated chain link fencing either black or green in color. The proposed gate along Whiting Drive shall be vinyl coated chain link at minimum.
15. No parking spaces shall be allowed on the right side of the existing building adjacent to 1786 Browns Bridge Road (parcel 01123 007018).