



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: September 8, 2025

Subject: **2614 Old Cornelia Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 13.17± acre tract | Zoned AR-1; Tax Parcel 15021A000032 | **Proposed use: Heavy equipment storage | Brayden Carter Brock, LLC, applicant**

The request before you is from Brayden Carter Brock, LLC to rezone from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for heavy equipment storage. This item is located within Commission District 3.

At their August 18, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (5-0).**

Staff recommendation: **Denial**, as the proposed use is not consistent with the “Suburban Neighborhood, Medium Density” future land use classification within the Comprehensive Plan.

There was **one (1) comment submitted in opposition** in advance of the Planning Commission meeting and **one (1) person spoke in favor** during the public hearing.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan and narrative dated July 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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 state regulations or other agencies or reviewing departments including Hall County Engineering for driveway placement and compliance.
3. Hours of operation shall be limited to Monday through Friday 8:00am to 5:00pm and Saturday 8:00am to 12:00pm.

4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. There shall be no more than 12 dumpsters on site at any time.