



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: **2630 Old Cornelia Highway | Rezone** | from Suburban Shopping (S-S) to Light Industrial (I-1) | on a 0.91± acre tract | Zoned S-S; Tax Parcel 15021A000031A | **Proposed use: Sign manufacturing and printing business | Brayden Carter Brock, LLC, applicant**

The request before you is from Brayden Carter Brock, LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-1) for a sign manufacturing and printing business. This item is located within Commission District 3.

At their August 18, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (5-0).**

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

There were **one (1) comment submitted** in opposition 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 narrative dated June 20, 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. A variance is granted to eliminate the transitional buffer along the boundary abutting residentially-zoned property located at tax parcel 15021A000031B and 15021A000031.

4. A 6 foot opaque fence shall be installed along the concrete loading dock abutting the residentially-zoned property located at tax parcel 15021A000031B and 15021A000031.
5. No additional construction on the property shall be permitted on the building side adjacent to the 10 foot driveway easement.
6. Hours of operation shall be limited to Monday through Friday 8 am to 5 pm and Saturday 8 am to 12 pm.
7. 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."
8. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
9. No more than 50% of the building shall be used as leased office space.