



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (09/22/25)

REPORT TO: Voting Meeting (09/25/25)

ITEM NO: 538/2025

SUBJECT: **2630 Old Cornelia Highway | Rezone** | from Suburban Shopping (S-S) to Light Industrial (I-1) | on a 0.91± acre tract located on the south side of Old Cornelia Highway, approximately 490 feet from its intersection with Shady Valley Road | Zoned S-S; Tax Parcel 15021A000031A | **Proposed use: Sign manufacturing and printing business** | Commission District 3 | **Brayden Carter Brock, LLC, applicant**

Meetings:

Work Session Date: 09/22/25

Voting Meeting Date: 09/25/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

History:

2630 Old Cornelia Highway | Rezone | from Suburban Shopping (S-S) to Light Industrial (I-1) | on a 0.91± acre tract located on the south side of Old Cornelia Highway, approximately 490 feet from its intersection with Shady Valley Road | Zoned S-S; Tax Parcel 15021A000031A | **Proposed use: Sign manufacturing and printing business** | Commission District 3 | **Brayden Carter Brock, LLC, applicant**

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
AD			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Deed
 Legal Description
 Historic Board of Commissioners Letter
 Historic Narrative
 Historic Site Plan
 Water Availability
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Public Comment
 Notice Sign