



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 22, 2025

Subject: **1119 & 1137 West Ridge Road | Rezone** | from Residential 1 (R-1) & Light Industrial (I-1) to Light Industrial (I-1) | on an combined 4.73± acre assemblage | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | **Proposed Use: Indoor/outdoor storage and warehousing | Valiant Services c/o David Elder, applicant**

The request before you is from Valiant Services c/o David Elder to rezone from Residential 1 (R-1) and Light Industrial (I-1) to Light Industrial (I-1) for indoor and outdoor storage and warehousing. This item is located within Commission District 4.

At their September 2, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (4-0, Hunt absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.

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 narrative dated July 22, 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. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
4. In Phase 1, the outdoor storage area shall be screened by a planted landscape strip located parallel to West Ridge Road. The two end caps of the proposed buildings facing West Ridge Drive shall feature brick or stone facades. Final review and approval shall be subject to the Director of Planning and Zoning, or their designee.
5. In Phase 2, all end caps of the proposed buildings facing West Ridge Drive shall have brick or stone facades, including the building to be located where outdoor storage is designated in Phase 1.
6. Prior to the request being heard by the Board of Commissioners, the applicant shall revise the site plan to address the Planning Commission's recommended conditions. The revised site plan shall be submitted for review to the Director of Planning and Zoning, or their designee.