



AGENDA ITEM

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

REPORT TO: Work Session (10/06/25)

REPORT TO: Voting Meeting (10/07/25)

ITEM NO: 566/2025

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 located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | **Proposed Use: Indoor/outdoor storage and warehousing** | Commission District 4 | **Valiant Services c/o David Elder, applicant**

Meetings:

Work Session Date: 10/06/25

Voting Meeting Date: 10/07/25

Executive Summary:

Presenter: BG

Recommendation:
Approval, with 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.

Purpose of Request:

History:

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 located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | **Proposed Use:** **Indoor/outdoor storage and warehousing** | Commission District 4 | **Valiant Services c/o David Elder, 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			
JR			

Attachments:

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