



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

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 29, 2025

Subject: **2196 Centennial Drive | Variance to Table 8.1.1 |**
Required parking | on a 4.19± acre parcel | Zoned I-1;
Tax Parcel 08013 003033 | **Proposed Use: Outdoor recreation | Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant**

The request before you is the appeal of Vital Foods, LLC, Juan Carlos Lomas, c/o Gaskins + LeCraw of the September 2, 2025, Planning Commission decision to deny the variance request to reduce the number of parking spaces required for outdoor recreation. This item is located within Commission District 4.

At their September 2, 2025 meeting, the Hall County Planning Commission **voted to deny the request (3-1, Davidson opposed and Hunt absent).**

Staff recommendation: **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11 which required the number of parking spaces for this application to be 58 spaces.

There were **no comments submitted** in advance of the Planning Commission meeting, and **no one spoke in opposition during the public hearing.**

Had the Planning Commission not been appealed, their decision would have been the final action.

- **Approving** the appeal **overturns** the Planning Commission decision and **approves** the reduction in the number of parking spaces required.
- **Denying** the appeal **upholds** the Planning Commission decision and **denies** the reduction in the number of parking spaces required.