



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: October 6, 2025

Subject: **5800 Lanier Islands Parkway | Rezone |** from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Uses permitted in I-1 | Center Capital Partners, LLC**

The request before you is from Center Capital Partners, LLC to rezone from Planned Commercial Development (PCD) to Light Industrial (I-1) for uses permitted in I-1. This item is located within Commission District 2.

At their September 15, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eighteen (18) conditions (3-1, Davidson opposed and Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use designation in the Comprehensive Plan and commercial nature of the surrounding properties.

There were **no comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan submitted July 31, 2025, and as described in the project narrative dated July 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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."

3. 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 other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. Any repair or replacement fencing along Lanier Islands Parkway shall be decorative metal with regular brick columns no less than every fifty (50) feet. Replacement of fencing along all other property lines shall be constructed of standard wood fencing materials or vinyl-coated chain link with privacy slat inserts at a minimum but may also match the decorative metal fencing, at the owner's discretion.
5. The fence must be properly maintained by the owner.
6. Fencing shall be located 10 feet from the property line.
7. The setback from Beards Road shall be 55 feet from the centerline of the right-of-way.
8. Vehicle parking areas shall be paved with either asphalt or concrete.
9. Any outdoor lighting on the premises shall be non-spill type.
10. While inoperable vehicles as an ongoing storage activity is prohibited, it is anticipated that rental equipment might be in need of repair or decommissioning and may be stored on the site from time to time. Limited storage of those items is permitted, provided the equipment is not stored adjacent to Lanier Islands Parkway ("Holiday Road" as identified on the site plan) and is screened by an opaque fence a minimum of six (6) feet in height.
11. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
12. All conditions of zoning shall be made a part of any plat created for the property.
13. The applicant shall install a 10 foot planted strip inside or outside the existing fence, not on the right of way, parallel to Lanier Islands Parkway and approved by the Director of Planning and Zoning or their designee prior to the issuance of a business license.
14. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
15. There shall be no outdoor storage of construction materials along Lanier Islands Parkway ("Holiday Road" as identified on the site plan).
16. The following uses shall be prohibited within the development:
 - a. Cemetery, private
 - b. Marina
 - c. Commercial amusement indoor
 - d. Concert hall, auditorium
 - e. Indoor shooting range
 - f. Hotels, motels
 - g. Private morgues, mortuary, crematorium

- h. Psychic fortune teller
 - i. Pawn shop, pawn broker, title pawn, title loan, check cashing
 - j. Smoke or vape shop
 - k. Truck stop
 - l. All craft manufacturing
 - m. Truck terminal
 - n. All self-service storage
 - o. All warehouse and distribution
 - p. All waste related services
 - q. Composting of organic materials
17. The development will be allowed 10 customer parking spaces as identified on the site plan to be located between the principal building and the street.
18. The hours of operation shall be limited to Monday through Friday 7:00 am to 5:00 pm.