

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Center Capital Partners, LLC

Request (B) **Special Use** | Outdoor storage, vehicle sale,
and vehicle repair, major

Proposed Use (B) Outdoor storage, vehicle sale, and vehicle
repair, major

Size 3.58± acres

Zoning **Current:** Planned Commercial Development
(PCD) | **Proposed:** Light Industrial (I-1)

Location **5800 Lanier Islands Parkway** | Tax parcel 07329
004012

Commission District Two

Planning Commission Date September 15, 2025

Staff Recommendation **(B) Approval, with conditions**, as the proposed
use is consistent with the “Business Nodes &
Corridors” future land use designation in the
Comprehensive Plan and commercial nature of
the surrounding properties.

Record Number.....HZCU25-0044

Planning Commission Recommendation.....**Approve, with conditions**

Vote: 3-1 (Davidson opposed, Sosebee absent)

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.

Excerpts from the minutes of the September 15, 2025 meeting

Applicant’s Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Taylor Ewing, 5002 Clarks Bridge Road, Gainesville, presented the request and provided site photos. The applicant has submitted two concurrent requests: (A) request to rezone a 3.58± acre tract from Planned Commercial Development (PCD) to Light Industrial (I-1) to allow uses permitted in Light Industrial, and (B) a special use to allow for outdoor storage, vehicle sales, and vehicle repair, major within the Gateway Corridor Overlay District (GCOD). The site is currently developed and operating as a vehicle sales and construction equipment rental and sales facility. The subject property was approved by the Board of Commissioners for the amending of conditions of a Planned Commercial Development (PCD) on June 5, 2023, to allow vehicle sales and construction equipment rental & sales with 13 conditions (HZON23-0023).

Public Forum:

Bert Garcia, 2992 Beards Road, Buford, spoke in opposition. Mr. Garcia questioned what the applicant intends to do that qualifies as major vehicle repairs, and what the hours of operation would be. He stated there are semi-trucks going down Beards Road daily to this property. His other concerns are increased noise pollution, air pollution and the disposal of waste. Mr. Garcia noted that the property has noisy alarms going off at the night as well as the weekend.

Kevin Clouse, 5835 Lanier Islands Parkway, Buford, spoke in opposition. Mr. Clouse stated the application does not match the character of the community. Concerns raised were that the proposal does not align with the current character of the community, increased afterhours noises, and the uncertainty of the applicant's intended changes. He also questioned why the rezoning is needed if the applicant does not intend to make any changes.

Umar Sayed, 5780 Holiday Road, Buford, spoke in opposition. Mr. Sayed stated he has spent time and resources to make improvements to his adjacent property and wants the applicant to do the same to their property. He commented that the industrial nature of the application is not compatible with the current adjacent properties.

Planning Commission Comments:

Mr. Braswell asked the applicant what the intended hours of operation would be. Ms. Ewing stated that the hours would be unchanged from how the business currently operates, however, she was unsure of what the current hours are and would be able to get that information. Mr. Braswell stated this was a key piece of information, and commented that the intended uses for the property were vague. Ms. Ewing stated that there would be no changes made while the current leaseholder is still on the property and the request was intended to address when the current lease ends. Mr. Castleberry asked if the applicant is the one leasing the property and Ms. Ewing clarified that the applicant is purchasing the property and the lease would continue until the term ends. Mr. Hunt asked if the applicant knows what other uses are planned after the current lease ends and Ms. Ewing stated they did not have current plans. She was unsure when the current lease ends. The Board discussed whether they had enough information to vote and proposed conditions as the proposal and possible uses were vague. Uses on this property would also be limited by the Gateway Corridor Overlay District (GCOD) requirements. Mr. Castleberry stated that he had determined the current business hours are listed as Monday through Friday 7:00 am to 5:00 pm. Mr. Braswell stated the conditions could address issues to the site plan that would need to be fixed and limit the uses of the property.

A

Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by André Castleberry. Vote: 3-1 (Davidson opposed, Sosebee absent)

B

Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by André Castleberry. Vote: 3-1 (Davidson opposed, Sosebee absent)

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.
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(A) & (B) Staff recommends APPROVAL of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 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. The following uses shall be prohibited: junk yard, salvage yard, pick and pull, storage of debris or inoperable vehicles.
11. 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 stored adjacent to the eastern interior side property line and is screened by an opaque fence a minimum of six (6) feet in height.
12. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
13. All conditions of zoning shall be made a part of any plat created for the property.
14. The applicant shall install a 10 foot planted strip inside or outside the existing fence, not on the right of way, parallel to Lake Lanier Islands Parkway and approved by the Director of Planning and Zoning or their designee prior to the issuance of a business license.

15. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

The following should be considered as exceptions to the Unified Development Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. **Section 6.2.5.B.2 – Site Development Standards** - Along street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.
 - a. The applicant proposes outdoor storage along the street frontage without a landscape strip. **This does not meet the standard.**
2. **Section 6.2.5.C.2.e – Parking Lot Design** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant proposes 28 parking spaces identified on the site plan to be located between the principal building and the street. **This does not meet the standard.**

Summary Analysis

The applicant has submitted two concurrent requests: (A) request to rezone a 3.58± acre from Planned Commercial Development (PCD) to Light Industrial (I-1) to allow uses permitted in I-1, and (B) a special use to allow for outdoor storage, vehicle sales, and vehicle repair, major within the Gateway Corridor Overlay District (GCOD). The site is currently developed and operating as a vehicle sales and construction equipment rental and sales facility.

The subject property was approved by the Board of Commissioners for the amending of conditions of a Planned Commercial Development (PCD) on June 5, 2023, to allow vehicle sales and construction equipment rental & sales with following conditions (HZON23-0023):

1. Development is approved as generally shown on the concept plan and described in the revised project narrative dated June 2, 2023 modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. 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.
3. The fence must be properly maintained by the owner (1997).
4. Fencing shall be located 10 feet from the property line (1997).
5. The setback from Beards Road shall be 55 feet from the centerline of the right-of-way (1997).
6. Vehicle parking areas shall be paved with either asphalt or concrete (2004).

7. Any outdoor lighting on the premises shall be non-spill type (2004).
8. The applicable bulk and development standards in the Suburban Shopping district (S-S) shall apply.
9. The following uses shall be prohibited: junk yard; salvage yard; pick and pull; storage of debris; or inoperable vehicles.
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 stored adjacent to the eastern interior side property line 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 Lake Lanier Islands Parkway and approved by the Planning Director prior to the issuance of a business license.

The surrounding properties are zoned and developed as outlined below:

- | | |
|--------|--|
| North: | Highway Business (H-B); Developed with boat sales and repair business, and a convenience store
Planned Commercial Development (PCD) – Developed for commercial uses |
| East: | Suburban Shopping (S-S) – Developed with boat sales business;
Highway Business (H-B) – Developed with a boat repair business |
| South: | Planned Commercial Development (PCD) – Developed with boat & RV storage |
| West: | Light Industrial (I-1) – Developed for equipment rental/leasing;
Agricultural Residential 1 (AR-1) – Developed with single-family residence or vacant |

Per the submitted narrative, the applicant is requesting to rezone the subject parcel to Light Industrial (I-1) from a Planned Commercial Development (PCD) zoning district in order to allow permitted uses for the property. The applicant further requests that certain uses designated as special uses within the Gateway Corridor Overlay District (GCOD) be permitted, as these uses are consistent with adjacent properties. These uses include: fleet parking and maintenance equipment parking for telecom installation businesses, utility companies, landscaping companies, delivery service vans, boat sales, rentals and maintenance, sales and storage of construction equipment, and outdoor storage for construction materials such as lumber, fencing, metal panels, piping, tile & stone.

Per the submitted site plan, existing conditions on the property include two metal buildings, three metal/steel canopies, and a chainlink fence along the perimeter. The applicant proposes locating the majority of the outdoor storage along the frontages of Holiday Road and Beards Road and does not propose any landscaping in these areas. The site plan shows 28 parking spaces designated for customer and employee use.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

<u>Standard</u>	<u>Proposed</u>	<u>Notes</u>	<u>Compliance</u>
6.2.5.A. – Transitional buffers	None	Walls or fences required to screen loading and service areas, outdoor storage, and accessory equipment required.	Deficient
6.2.5.B.1 – Additional Landscape and Screening	None	Proposes the majority of outdoor storage along the Holiday Road and Beards Road frontages without frontage landscaping.	Deficient
6.2.5.C.1 – Parking Lot Design - Required # of Parking Spaces	28 parking spaces proposed around the front and side of metal building	End users are unknown. Parking calculations are dependent on uses.	Unknown
6.2.5.C.2.d – Parking Lot Design - Surface	No additional parking spaces are proposed	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	28 parking spaces on the site plan are proposed between the primary building and the street	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Deficient
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6.A.4 – Architectural Standards	No changes are proposed to the building		Deficient
6.2.7 – Signs	Unknown	Signage shall comply with GCOD standards.	Unknown

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes & Corridors. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and some higher density residential where appropriate.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use and development of adjacent and nearby properties. The surrounding area consists of a variety of land uses which include residential, agricultural, industrial, and commercial uses. However, the proposal would need significant modification to the site plan to meet the Gateway Corridor Overlay Districts standards.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect nearby properties is proper landscaping and fencing is installed and maintained.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area **The proposed zoning is consistent with the intent of the Business Nodes and Corridors future land use designations in the Comprehensive Plan.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property **The property is currently developed and operating as vehicle sales and construction equipment rental and sales facility.**

- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **No, this would not create an isolated district unrelated to the surrounding districts.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the immediate neighborhood or the county as a whole.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support industrial uses based on the Future Land Use Map and existing zoning map.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative**

outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.

- b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
- c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
- d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated August 13, 2025, Emily McGahee stated, "Please be advised that a septic repair permit was issued in 2019; however, the repair was not installed and the permit expired. The existing septic system (located northwest of the main building) is covered in its entirety with concrete. Future repair of the system will require permanent removal of the concrete in the area of repair installation.

Georgia Department of Transportation

In an email dated August 18, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that GDOT coordination is required.

Hall County Public Works and Utilities

In a memo dated August 15, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

GDOT permit may be required

Utilities

Buford sewer area.

Hall County Fire Marshal

In an email dated August 13, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “(A) The Hall County Fire Marshal’s Office has no comments as proposed. (B) The Hall County Fire Marshal’s Office has no comments as proposed.”