



Hall County Government

PLANNING AND ZONING

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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: October 6, 2025

Subject: **5481 & 5489 Technology Parkway | Special Use |**
amend conditions of zoning | on a combined 17.08±
acre tract| Zoned I-2; Tax Parcels 15028F000006 &
15028F000007 | **Proposed use: Storage lot | Top-End**
Motor Storage, LLC., applicant

The request before you is from Top-End Motor Storage, LLC for a special use for a storage lot. This item is located within Commission District 1.

At their September 15, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eight (8) conditions (3-1, Davidson opposed and Sosebee absent).**

Staff recommendation: **Denial**, as the proposal is not consistent with the zoning of the industrial park.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition and one (1) person spoke in favor during the public hearing.**

Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated August 1, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A storage lot is permitted as shown in the submitted site plan with a maximum of nine parking spaces for tractor trailer parking.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
5. An 8 foot solid opaque fence shall be installed along the property lines abutting residentially-zoned properties. There shall also be a 50 foot undisturbed buffer installed along the property lines abutting residentially-zoned properties.
6. An 8 foot high opaque fence shall be installed around the perimeter of the outdoor storage area as shown on the submitted site plan dated December 6, 2024.
7. The request for further subdivision of the lots is denied. Any further subdivision of the lots will require approval of a special use in a separate application.
8. The following uses shall be prohibited within the development:
 - a. Marina
 - b. Adult establishment
 - c. Adult care centers
 - d. Private morgues, mortuary, crematorium
 - e. Psychic fortune teller
 - f. Pawn shop, pawn broker, title pawn, title loan, check cashing
 - g. Smoke or vape shop