



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: October 6, 2025

Subject: **4797 Plainview Road | Rezone | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract | Zoned R-1; Tax Parcel 08051 001022 | Proposed use: Convenience store with fuel sales | LJA Engineering, Inc., applicant**

The request before you is from LJA Engineering, Inc. to rezone from Residential 1 (R-1) to Light Industrial (I-1) for a convenience store with fuel sales. This item is located within Commission District 1.

At their September 15, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (4-0, Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the "Industrial" future land use designation in the Comprehensive Plan.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 22, 2025, and as described in the Letter of Intent dated July 30, 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 other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.

3. All conditions of zoning shall be made part of any plats or plans created for the property.
4. 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. Boat and recreational vehicle sales, rental or service
 - l. Truck stop
 - m. Vehicle sales, rental or auction
 - n. Vehicle repair, minor
 - o. Vehicle repair, major
 - p. All craft manufacturing
 - q. All storage lots
 - r. Storage of soil, mulch, or lumber, including the splitting of logs
 - s. Truck terminal
 - t. Truck yard
 - u. All self-service storage
 - v. All warehouse and distribution
 - w. All waste related services
 - x. Composting of organic materials
 - y. Outdoor storage, major
 - z. Outdoor storage, minor