



AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (10/20/25)**

REPORT TO: **Voting Meeting (10/23/25)**

ITEM NO: 589/2025

SUBJECT: **4797 Plainview Road | Rezone** | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | **Proposed use: Convenience store with fuel sales** | Commission District 1 | **LJA Engineering, Inc., applicant**

Meetings:

Work Session Date: 10/20/25

Voting Meeting Date: 10/23/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with 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

Purpose of Request:

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History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Renderings
 Deed
 Legal Description
 Water Availability
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Notice Sign
 Applicant's Presentation