

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Anthony Dorsey

Request **Special Use** | Vehicle Repair, Major

Proposed Use Vehicle Repair, Major

Size 3.47± acres

Zoning Heavy Industrial (I-2)

Location **910 West Ridge Road** | Tax Parcel 00032
001018E

Commission District Four

Commission Date June 25, 2026

Staff Recommendation **Approval, with conditions**, as the proposed use is consistent with the intent of the zoning district and compatible with surrounding commercial and industrial development.

Record Number(s) HZCU26-0017

Staff recommends APPROVAL of the applicant’s request with the following conditions:

1. The business shall operate in accordance with the site plan dated April 22, 2026, and the project narrative dated April 22, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
3. All vehicles on the property shall be parked in the areas designated on the proposed site plan. This includes all existing vehicles/ tractor trailers/ trailers to be relocated to designated parking areas.
4. All parking, loading, and repair spaces must be striped and meet required parking counts per Hall County Unified Development Code Section 8.1.
5. All standard automotive work must occur within the enclosed building; however, tractor trailers may be serviced outdoors within the designated area on the submitted site plan.

6. Outdoor repair must be screened from view from public streets by a solid fence at least 8 feet in height along the frontage of West Ridge Road and EE Butler Parkway.
 7. No building permits for new construction or to expand the footprint of the existing building shall be permitted until a plat is approved by Hall County and recorded with the Georgia Clerk of Courts.
 8. No variances are granted from these standards, other than those shown on the submitted site plan.
 9. All conditions of zoning shall be made part of any plats created for the property.
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Summary Analysis

The applicant is requesting approval of a Special Use to allow Vehicle Repair, Major, specifically truck and automotive repair, on a 3.47± acre tract zoned Heavy Industrial (I-2) within the Gateway Corridor Overlay District (GCOD).

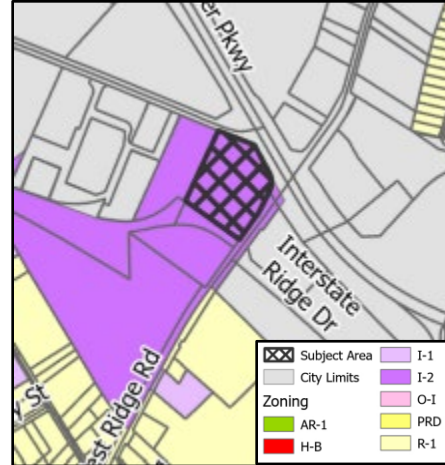
According to Tax Assessor records, the property is currently developed with a 67,604 square foot warehouse building constructed in 1967. The zoning of the property is the original zoning.

Previous businesses at this location include:

- West Building Supply: 1967-2000
 - Building supply center
- West Cash & Carry (BUS-0019928): 10/01/2000 – 12/31/2001
 - Sales of flooring and décor
- Hollis Transport
 - Occupancy for warehousing only (COM2001-00339, 5/08/2001) – no business license obtained
- Piedmont Tractor & Equipment (BUS-0020634): 6/15/2001 - 12/31/2023
 - Industrial equipment sales
- Action Stone & Mulch (BUS-0026708): 7/23/2007 – 12/31/2010
 - Landscape supplies

The surrounding properties are zoned and developed as follows:

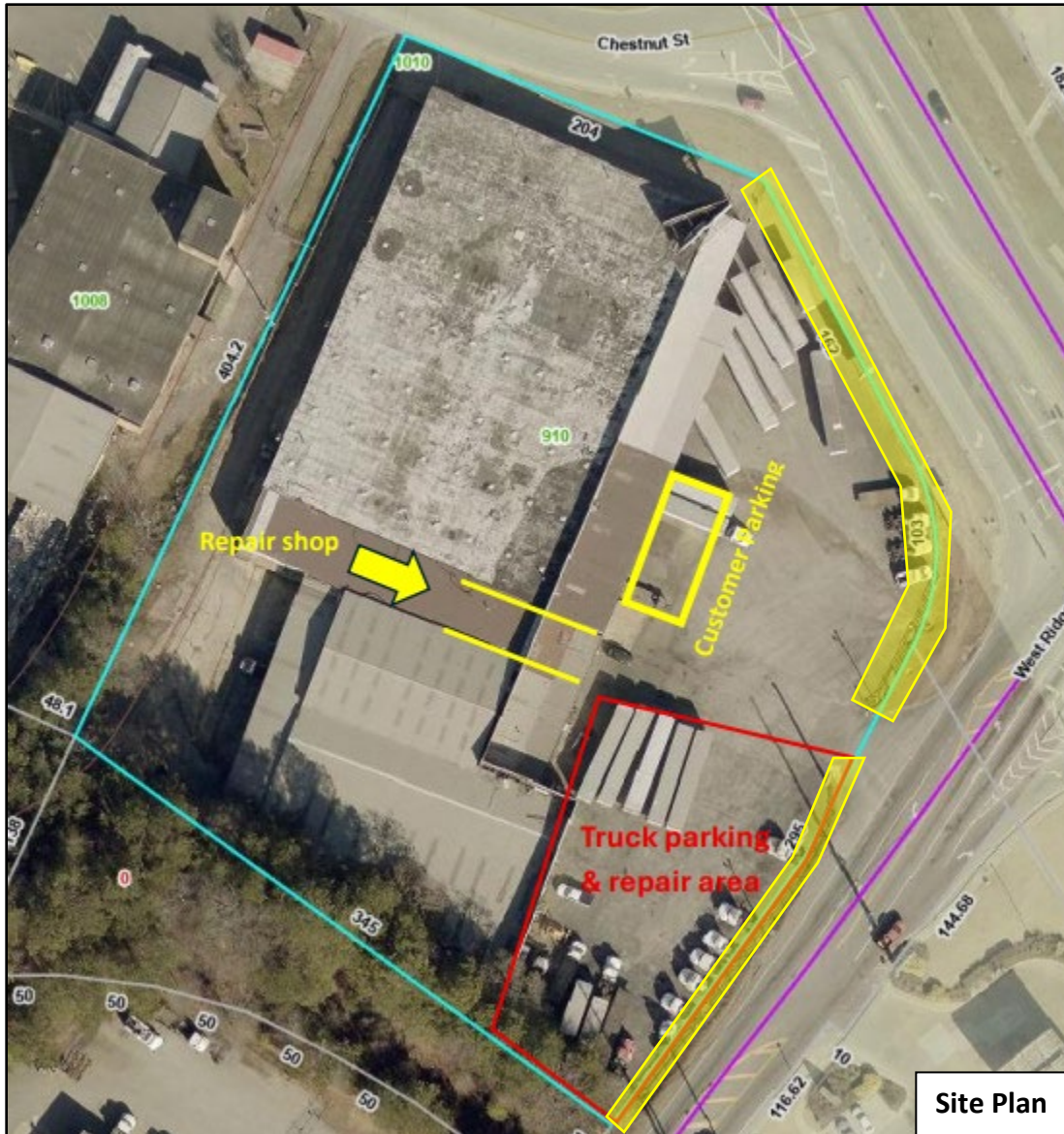
- North: Gainesville Light Industrial: Brenau University Campus
- East: Gainesville G-B and R-B: Gas stations
- South: Gainesville Light Industrial: Gas station, business park
- West: Heavy Industrial (I-2): Railroad ROW, Airgas, Hall County Recycling Center



Per the submitted narrative, the applicant proposes to operate an automotive repair business within a small portion of the existing building as identified on the site plan. The remainder of the building is currently vacant. All standard automotive work will occur within the enclosed building. Tractor trailers will be serviced outdoors in the area designated on the site plan.

The submitted site plan identifies customer parking and the area for trailer parking and repair.

Water service is provided by the City of Gainesville sewer and water.



Although the property is zoned Heavy Industrial (I-2), in which vehicle repair, major is a permitted use, it is also located within the Gateway Corridor Overlay District (GCOD). Within the GCOD, vehicle repair requires Special Use approval. As noted above, the site has been occupied by several businesses over the years. Most recently, Piedmont Tractor and Hollis Transport operated from the property; however, Piedmont Tractor was approved for sales only, and Hollis Transport was issued an occupancy permit for warehouse use but did not obtain a business license for this location. According to Business License records, automotive repair has never been a licensed use on the property.

Regarding development standards, while the property lies within the GCOD, the Unified Development Code (UDC) provides exceptions to GCOD compliance. Specifically, section 6.2.3.C.2 exempts a property from meeting GCOD requirements when no addition is made and no change affects more than 75 percent of the floor area of an existing permitted structure. Because the applicant is not proposing any building modifications, the site is not required to be brought into compliance with current GCOD standards.

Zoning Analysis

When considering a use subject to approval of the County Commission, the 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 use is suitable in view of the use and development of adjacent and nearby properties as the use is permitted within the Heavy Industrial zoning district subject to the standards of the Gateway Corridor Overlay District**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use does not appear to adversely affect the existing use or usability of adjacent properties as the properties to the north, east and south are also zoned for commercial and industrial uses.**
- 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, however, vehicle repair, major requires Special Use approval by the Board of Commissioners as the property is located within the Gateway Corridor Overlay District (GCOD).**
- 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; **The proposed 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 use is consistent with the Employment Nodes & Corridors future land use designation, the Heavy Industrial zoning district and the commercial and industrial nature of the surrounding properties.**
- 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 diminished 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, as other industrial uses have occupied the property.**

- 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 developed with a 67,604 square foot commercial building constructed in 1967.**
- 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 that would support grounds for disapproval.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**
- 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; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use, however, requires approval by the Board of Commissioners as it is within the Gateway Corridor Overlay District.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for a Special Use 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 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 a memorandum dated May 19, 2026, Hall County Environmental Health Department stated, "No comment. Public Sewer."

Georgia Department of Transportation

In an email dated May 18, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "Off system, no impacts expected to the State Route."

Hall County Public Works and Utilities

In a memorandum dated May 22, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

The proposed use will not increase traffic volumes from previous use. No changes to the driveway operation are required.

Utilities:

No comment. Property is not located in Hall County sewer delivery area.

Hall County Fire Marshal

In a memorandum dated May 15, 2026, Hall County Fire Marshal's Office, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Business License

In an email dated May 15, 2026, Brandi Smith, Business License Director, stated "Mr. Dorsey has already submitted his business license application previously, which was denied. Upon approval of this item, we can re-submit the application for approval."