



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/22/26)

REPORT TO: Voting Meeting (06/25/26)

ITEM NO: 366/2026

SUBJECT: **910 West Ridge Road | Special Use |** for Vehicle Repair, Major in GCOD | on a 3.47± acre tract located on the west corner of the intersection of West Ridge Road and E E Butler Parkway | Zoned I-2; Tax Parcel 00032 001018E | **Proposed Use: Vehicle repair, major |** Commission District 4 | **Anthony Dorsey, applicant**

Meetings:

Work Session Date: 06/22/26

Voting Meeting Date: 06/25/26

Executive Summary:

Presenter:

LT

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.

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/ trailer 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.

Purpose of Request:

History:

910 West Ridge Road | Special Use | for Vehicle Repair, Major in GCOD | on a 3.47± acre tract located on the west corner of the intersection of West Ridge Road and E E Butler Parkway | Zoned I-2; Tax Parcel 00032 001018E | Proposed Use: Vehicle repair, major | Commission District 4 | Anthony Dorsey, applicant

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	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Elevation
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign