



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Beth Garmon, Principal Planner

Date: December 20, 2021

Subject: Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. Commission District 4.

The request before you is the Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval for the proposed use of a salvage and junkyard. This item is located within Commission District 4.

At their November 15, 2021 meeting, the Hall County Planning Commission voted to recommend approval (4-1) of this request with the following seven (7) conditions:

1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. A 50 foot transitional buffer shall be planted or remain undisturbed along any boundary which abuts residential use. Planting standards shall meet those requirements in §17.260 of the Official Code of Hall County.
3. A minimum 8 foot height opaque fence shall be constructed parallel to Athens Highway.
4. All inventory shall be parked at least 300 feet from the centerline of Athens Highway. Customer and employee parking shall be allowed in the front of the property (within 300 feet of the centerline of Athens Highway).
5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
6. All mechanical services shall be conducted within a garage bay.
7. All conditions of zoning shall be made part of any plats created for the property.

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

There have been no changes to the request since the Planning Commission took action.