



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 10, 2022

Subject: Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 36.33± acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A L Mangum Road; a.k.a. 3307 & 3333 Athens Highway; Zoned PID; Tax Parcels 15014 000033 & 000033A. Proposed Use: amend conditions for a truck terminal, repair garage, and office space. Commission District 3.

The request before you is the Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) for the proposed use of a truck terminal, repair garage, and office space. This item is located within Commission District 3.

At their December 20, 2021 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

1. *The proposed development shall conform substantially with the proposed narrative, site plan and variances below. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.*
 - a. *Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco.*
 - b. *Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director.*
 - c. *Roof-top HVAC units to be shall be installed with screening along front of building and side adjacent to elementary school.*
 - d. *Allow a primary pylon sign, at main entrance into the property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 230,000 SF.*
 - e. *Allow the pylon sign to use of the "Halo" or back-lit type.*
 - f. *Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures.*
 - g. *Allow a 30' front building setback from property line.*

- h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.*
 - i. Allow more than 125 percent of the minimum allowable parking spaces.*
 - j. Applicant shall install a 12' high composite wall on western boundary along left side curb of truck parking.*
 - k. A 50' buffer shall be placed along the exterior boundaries, except for the side of property facing Athens Highway.*
- 2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.*
 - 3. All access off Athens Highway shall be approved and permitted by GDOT.*
 - 4. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
 - 5. All mechanical services shall be conducted within a garage bay.*
 - 6. Elevations depicting the proposed building shall be submitted to the Planning Department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
 - 7. All conditions of zoning be made a part of any plat recorded for this property.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and one (1) person spoke in opposition during the public hearing on December 20, 2021.

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