



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 10, 2022

Subject: Application of LCL Holding, LLC to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 6.50± acre tract located on the east side of New Harvest Road approximately 227 feet from its intersection with Calvary Church Road; a.k.a. 1829 New Harvest Road; Zoned AR-III; Tax Parcel 15031 000148. Proposed Use: trucking company and repair shop. Commission District 4.

The request before you is the Application of LCL Holding, LLC to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) for the proposed use of a trucking company and repair shop. This item is located within Commission District 4.

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

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. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
- 3. All mechanical services shall be conducted within a garage bay.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearings on November 1, 2021 (tabled) and December 20, 2021.

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