



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: April 25, 2022

Subject: Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. Commission District 3.

Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. Commission District 3.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following eight (8) 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. *The building materials and architectural design shall be consistent with §17.420.050. No variances to the building materials are approved as a part of this request.*
3. *Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.*
4. *All welding activities shall be conducted within the enclosed building.*
5. *All conditions of zoning shall be made part of any plat created for the property.*
6. *A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line.*
7. *All other buffers shall stay as proposed on applicants site plan.*
8. *All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on April 4, 2022.

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