

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant**..... G & G Fabricators LLC  
**Request**..... Rezone to Light Industrial (I-I)  
**Proposed Use**..... Welding shop  
**Size** ..... 1.0± acres  
**Zoning** ..... Suburban Shopping (S-S)  
**Location** ..... Located on the west side of Athens Highway  
at its intersection with Baker Road; a.k.a.  
2978 Athens Highway; tax Parcel 15023  
000173  
**Commission District**..... Three  
**Planning Commission Date** ..... April 4, 2022  
**Staff Recommendation**..... **Approval, with conditions**

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**Planning Commission Recommendation: Approval, with conditions**

**Vote: 5-0**

**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.

**Applicant Proposal**

The applicant is requesting the rezoning of a 1.0± acre tract from Suburban Shopping (S-S) to Light Industrial (I-I) for a proposed light industrial welding shop for the fabrication of metal fences. The

applicant plans to develop the site with a 40' x 60' metal building that encompasses the welding space, office space, a restroom, and a paved parking lot. The proposed hours of operation are 9:00 am – 5:00 pm Monday through Friday.

The site is generally flat and is currently undeveloped with irregular tree cover and underbrush vegetation throughout the property. The site shall be landscaped attractively, as well as a 10-foot vegetated buffer maintained along the boundaries where the property adjoins residential uses. Site lighting will be directed away from the residential properties. An on-site septic system will provide sanitary sewer management. A monument sign at the entrance would utilize similar building materials to match the building façade, and would not exceed 32 square feet in size.

### **History and Existing Land Uses**

The subject property consists of 1.0± acres and is zoned Suburban Shopping (S-S) and falls within the Gateway Corridors Overlay District (GCOD). The subject parcel is undeveloped and appears to exist of mostly vegetated, pervious soil. The properties to the north and west are zoned Agricultural-Residential-IV (AR-IV) and are developed with single-family residences. Adjacent properties to the east and south are zoned Light-Industrial (I-I) and are developed with a cold storage facility across Athens Highway and a light industrial use under development across Baker Road.

### **Comprehensive Plan Land Use Designation**

The subject property is located within the “Rural Residential” and “Mixed Use Corridor” future land use designations. The Rural Residential land use category is characterized by low-density single-family residential uses with deep setbacks from the road, agriculture uses, and greenways and trails; however, the intent of the Corridor designation is to “enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, create employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.” The Mixed Use Corridor designation supports retail activities, office-based employment, civic uses, single-family residential, low-impact industrial or higher density residential only where the same is found on adjacent properties.

The proposed use is consistent with the Comprehensive Plan, and it is consistent with the existing character, as the area is currently zoned and developed with industrial and non-residential uses immediately adjacent to the site.

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated March 10, 2022, Emily McGahee, Environmental Health Manager, provided the following comments:

Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, existing septic system evaluation, or septic system installation/modification may be required after review of business plan. Any

abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

#### Hall County Fire Services

No comments were provided in relation to this item.

#### Hall County Public Works and Utilities

A memo dated March 16, 2022 from Bill Nash, PE, Interim Director of Hall County Public Works and Utilities, provided the following comment:

##### Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

##### Traffic:

No Traffic comments

##### Utilities:

No comments

#### Hall County Tax Assessors

No comments were provided in relation to this item.

#### Gainesville Water Resources

No comments were provided in relation to this item.

#### Georgia Department of Transportation

In an email dated March 15, 2022, Parker Niebauer, Traffic Operations Supervisor, provided the following comments:

GDOT Coordination Required (Access preferred from Baker Rd)

#### Zoning Analysis

- The request is **consistent** with the Comprehensive Plan as a low impact industrial use, and it is consistent with the existing character as the area is currently zoned and developed with industrial and non-residential uses.
- Per §17.160.010 – Light Industrial (I-I) – of the Official Code of Hall County, any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions are listed as permitted uses within the I-I zoning district.
  - The proposed use **does meet** the permitted uses in this zoning classification.
- If approved, the proposed development would be subject to obtain a land disturbance permit as part of the development review process.
  - This review will ensure that local and state regulations are being met during the development of the site.
- Chapter 17.420 of the Official Code of Hall County identifies more restrictive requirements for properties located in the Gateway Corridors Overlay District (GCOD).

- §17.420.050 of the Official Code of Hall County identifies both prohibited and allowable uses for properties in the Gateway Corridors Overlay District (GCOD). Light industrial uses outlined in the application are **consistent** with the uses allowed by right.
- §17.420.050 also regulates more stringent buffer requirements than required by the base code in §17.260.020 (requiring 30 feet). The GCOD code requires a minimum of a 50-foot buffer between industrial and residential properties.
  - The applicant has indicated a 10-foot vegetated buffer along the boundary adjacent to a residentially-zoned property. The zoning proposal **does not meet** this requirement.
- The GCOD classification has specific architectural design standards, and the proposed metal building **does not meet** this requirement. Brick and stone are permitted as primary materials, while CMU and stucco are limited to a maximum of 50% of the façade. Metal is specifically prohibited as an exterior finish material. Likewise, “variation in building materials, texture, and depth should be employed to provide design variation.”
- Chapter 17.280 identifies tree protection and replacement requirements for development sites. Sites are required to provide 15 units per acre.
  - It is evident some trees are identified for removal to accommodate the proposed development features, but it is **unclear** whether the zoning proposal meets this requirement. No landscape plan has been provided.
- §17. 380.060 provides the criteria for considering a map amendment (rezoning). The application **does meet** all these standards based on the following analysis:
  - The zoning proposal is consistent with the Comprehensive Land Use designation because the intensity of the proposed use is consistent with the desired development in the Mixed Use Corridor.
  - Due to the number of other adjacent industrial uses in this area, the rezoning, if granted, would not cause substantial detriment to the public good.

### **Staff Recommendation**

Staff recommends **approval** of the applicant’s request with the following conditions:

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### **Excerpts from the minutes of the Planning Commission meeting on March 21, 2022:**

#### **Applicant’s Presentation:**

**David Webb, Principal Planner**, presented a summary of the request.

**David Warnock, 4812 McEver Road, Oakwood**, presented the request. The applicant stated that

they will be able to comply with all of the proposed conditions. The applicant stated that the welding shop focuses on external ornamental fencing for residential homes.

**Public Forum:**

There were no comments in support or opposition.

**Planning Commission Comments:**

Mr. Braswell stated that the 50 foot buffer is required. Mr. Warnock explained that the building will just have to shift to fit the buffers.

**Motion:** *A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Varner. Vote: 5-0*

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