



# Hall County Government

## PLANNING & DEVELOPMENT

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Randi Doveton

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** July 8, 2022

**Subject:** Application of Ramar Land Corporation to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial District (PID) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. Commission District 3.

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At their June 20, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following eight (8) conditions:

1. The subject property shall be subject to the conditions of zoning approved on January 27, 2022 for the application of the same name and listed below:
  1. The 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 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 2300,000 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 approximately 5-10 feet off western boundary, adjacent to Sugar Hill Elementary, to extend to the rear of the property until it reaches the creek.
  - k. A 50' buffer shall be placed along the exterior boundaries, except for the side pf 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.
  8. All previous conditions of zoning shall apply except as specifically modified in this approval.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting, zero (0) people spoke in opposition, and one (1) person spoke in favor during the public hearing on June 20, 2022.

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