



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: Randi Doveton, Director

Date: August 16, 2022

Subject: Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial Development (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. Commission District 3.

The application before you is a request to rezone approximately 119 acres from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial Development (PID) to allow a vehicle salvage operation. The operation is for short-term storage of vehicles, if approved the applicant will relocate an existing business from 1602 Athens Highway to the subject property. The application includes a request for an exception (variance) to sections 17.260 and 17.280 of the Hall County Regulations.

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

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

Conditions:

- 1. The development shall conform substantially with the proposed narrative and site plan.*
- 2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.*
- 3. No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*
- 5. All signage shall meet Hall county requirements.*

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 August 1, 2022.