



# Hall County Government

PLANNING & DEVELOPMENT

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**To:** Richard Higgins, Chairman  
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Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** September 16, 2022

**Subject:** Application of Rochester and Associates, LLC to rezone from Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 24.66± acre tract located on the west side of Athens Highway at its intersection with Barrett Road; a. k. a. 2562, 2564, 2592, & 2596 Athens Highway; Zoned AR-III & AR-IV; Tax Parcels 15023A000035 (pt.), 000035A - 000035B, & 000036. Proposed use: vehicle salvage. Commission District 3.

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The application before you is a request to rezone approximately 24.66 acres to Planned Industrial Development (PID) to allow the expansion of a vehicle salvage yard. The owner received approval in 2007 to rezone an adjacent property to PID and an 11.7-acre expansion was approved in 2012. Since that time the owner has performed land clearing and disturbance activity on the subject properties without any approvals or permits. The current proposal is an attempt to bring the business into compliance with applicable land-use and land-disturbing regulations.

At their September 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following four (4) conditions:

1. *The conditions of the March 2, 2012 approval shall continue to apply to the expanded PID:*
  1. *The development is approved according to the specific layout shown in the submitted plans, and the terms outlined in the narrative submitted.*
  2. *The hours of operation are limited from 8:00 a.m. until 6:00 p.m. Monday through Saturday.*
  3. *No residential structures or uses are permitted in the PID zoned portion of this property. PID zoning is only approved for the areas specifically identified on the site plan submitted and the area maps provided by the county.*
  4. *No additional structures shall be added to the property after September 6, 2022.*
  5. *Vinyl siding and chain link fencing are prohibited.*

6. *Final roadway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.*
7. *Any access improvements required by either the Georgia Department of Transportation and/or the Hall County Engineering Department for this project shall be the financial responsibility of the applicant/developer.*
8. *A roadway with public road way status shall be constructed with all appropriate standards. No sidewalks are required. This road shall provide road frontage to all existing land locked residential properties along it and shall provide adequate turn around at the terminus. Final roadway design is subject to review and approval by Hall County staff.*
9. *The roadway shall be approved and constructed prior to any Certificate of Occupancy being issued for the business facility.*
10. *A 50 foot buffer shall be established around the entire property with cars that are now in the existing 50 foot buffer to be removed and a registered Georgia Land surveyor or engineer shall permanently stake the 50 foot buffer to assure that no cars are placed in the future and the buffer shall be re-established to current Hall County standards for a non-disturbed buffer.*
11. *Two of the existing poultry houses shall be removed.*
12. *The property owner shall be required to combine all lots to not more than two (2) lots, any existing lots of record shall remain and new lots created shall meet Hall County standards.*
13. *Plats shall be recorded for all lots developed off the public access.*
14. *Vehicles may only be stored in the designated area of the site as shown on the submitted site plan. No vehicles may be stacked at any time on site, except when being loaded onto a transport carrier.*
15. *Both the sales of parts and the dismantling of vehicles are permitted during normal business hours.*
16. *Any vehicle repairs/modifications shall be conducted in a fully enclosed structure.*
17. *Any outdoor lighting on the premises shall be of a non-spill type.*
18. *The vehicle parking areas around buildings shall be paved with either asphalt or concrete.*
19. *All conditions of zoning shall be made a part of any plat created for the property.*
2. *The existing signage for the business shall be removed from the right-of-way of Athens Highway and the applicant shall work with the Hall County Planning Department to permit replacement signage in accordance with §17.420.060, Signs.*

3. *The applicant shall submit a full set of civil plan for review through the Development Review process to ensure the property is in compliance with all applicable standards of the Official Code of Hall County and the listed conditions of zoning.*
4. *No cars shall be parked within 300 feet of GA 129 right of way.*

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 September 6, 2022.

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