



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (02/20/23)

REPORT TO: Voting Meeting (02/23/23)

ITEM NO: 62/2023

SUBJECT: **2079, 0, & 0 Memorial Park Drive | Use Subject To County Commission Approval** | on a 15.83± acre tract located on the north side of Memorial Park Drive at its intersection with Centennial Drive | Zoned I-I; Tax Parcel 08007 003011, 003029, & 08008 000044 | **Proposed use: egg processing** | Commission District 4 | **David Sutherland, applicant.**

Meetings:

Work Session Date: 02/20/23

Voting Meeting Date: 02/23/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. A combination Plat for all three tracts shall be recorded before final CO is issued on the new structure.
2. All conditions of zoning shall be made part of any plats or site plans created for the property.
3. The site Development shall be subject to compliance with the following standards:
 - i. The development shall generally occur as depicted on the site plan submitted by Rindt McDuff dated 10-2022 modified for compliance with zoning conditions and Hall County regulations. The Planning Director can approve changes in the layout related to engineering constrains provided the revisions do not create a need for any variance, does not reduce setback requirements, Hall County Developmental Standards, or reduce any required buffers.

Purpose of Request:

2079, 0, & 0 Memorial Park Drive | Use Subject To County Commission Approval | on a 15.83± acre tract located on the north side of Memorial Park Drive at its intersection with Centennial Drive | Zoned I-I; Tax Parcel 08007 003011, 003029, & 08008 000044 | **Proposed use: egg processing** | Commission District 4 | **David Sutherland, applicant.**

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
AD	RD	TS	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos