



# Hall County Government

## PLANNING & DEVELOPMENT

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

**From:** Randi Doveton, Director

**Date:** February 6, 2023

**Subject:** **5937 Union Church Road | Rezone** | from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B) on a 1.33± acre  
**| Proposed use: 8000 SF speculative building |**  
**Rochester | DCCM, applicant.**

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The request before you is a request to allow an 8000 SF speculative building on 1.33± acres. This item is located within Commission District 1.

At their January 17, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the request with four (4) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

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

### Planning Commission Approval Conditions:

1. The permitted uses for the site will include the permitted uses within the Highway Business ([17.150.010](#)) district, except for the following are prohibited: Bus stations, drive-in theaters, radio and television studios, adult establishments, hotels and motels.
2. The standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)) shall apply to the development. No variances to these standards are granted as part of this request.
3. The development shall follow all Hall County Development Review processes and stormwater requirements as established by the Official Code of Hall County and any other applicable agency.
4. The applicant shall obtain a commercial driveway permit from the Georgia Department of Transportation as part of the development process.