



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: 64/2023

SUBJECT: **5937 Union Church Road | Rezone | from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B)** on a 1.33± acre tract located on the north side of Union Church Road at its intersection with Old Winder Highway | Zoned AR-IV; Tax Parcel 15039A000024 | **Proposed use: 8000 square foot speculative building** | Commission District 1 | **Rochester|DCCM, applicant.**

Meetings:

Work Session Date: 02/20/23

Voting Meeting Date: 02/23/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

5937 Union Church Road | Rezone | from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B) on a 1.33± acre tract located on the north side of Union Church Road at its intersection with Old Winder Highway | Zoned AR-IV; Tax Parcel 15039A000024 | **Proposed use: 8000 square foot speculative building** | Commission District 1 | **Rochester|DCCM, 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
- Updated Site Plan
- Original Site Plan
- Maps
- Environmental Health Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos