



## AGENDA ITEM

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

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**REPORT TO:** Work Session (03/20/23)

**REPORT TO:** Voting Meeting (03/23/23)

**ITEM NO:** 114/2023

**SUBJECT:** **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting. NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.

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### Meetings:

**Work Session Date:** 03/20/23

**Voting Meeting Date:** 03/23/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The proposed use shall substantially conform with the proposed narrative and site plan. The proposed development shall be allowed to have up to 20,000 sq. ft. total in the two buildings. No further action by the Hall County Planning Commission and the Board of Commission shall be required for the proposed use as submitted by the applicant. 2. The project building elevations, materials, and colors shall be submitted to the Director of Planning and Development during the design review process for approval. 3. The development shall conform to Gateway Corridor Standards with the following exception: Standing seam roof panels shall be allowed if chosen with the color being approved by the Director of Planning and Development. 4. Driveway design and location shall be approved by Hall County Engineering and GDOT prior to the design review process. 5. All conditions of zoning shall be included on the final plat prior to recording. 6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices." 7. The project shall meet all requirements of the Hall County Engineering Department.

**Purpose of Request:**

**History:**

4053 Cleveland Highway | Rezone | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: grocery store, convenience store with gas & restaurant | Commission District 3 | Reginald Crayton, P.E., applicant.

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
JR	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
WLI	CR		JR

**Attachments:**

- Revised Board Memo
- Updated Board Memo - as of 2/10/2023
- Board Memo
- Recommendation Report
- Application
- Narrative
- Updated Site Plan - as of 3/16/2023
- Updated Site Plan - as of 3/5/2023
- Site Plan
- Maps
- Environmental Health Comments
- Updated GDOT Comments - as of 3/17/2023
- GDOT Comments on Revised Site Plan - as of 3/8/2023
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Public Comment - Opposition - Robbie Westbrooks
- Public Comment - Opposition - Michelle Ladewig
- Notice Sign Photos
- Updated Notice Signs - as of 2/3/23
- Updated Notice Signs - as of 3/8/2023