



AGENDA ITEM

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

REPORT TO: Work Session (04/24/23)

REPORT TO: Voting Meeting (04/25/23)

ITEM NO: 192/2023

SUBJECT: **3331 Friendship Road | Variance** | from Gateway Corridor Overlay District architectural requirements on a 9.13± acre tract located on the north side of Friendship Road approximately 1,190 feet from its intersection with Fall Branch Lane | Zoned AR-III and Gateway Corridor Overlay District; Tax Parcel 15048 000004B | **Proposed use: church** | Commission District 1 | **Eugene Kim, applicant.**

Meetings:

Work Session Date: 04/24/23

Voting Meeting Date: 04/25/23

Executive Summary:

Presenter:

RD

Recommendation:

Approval, with conditions:

1. The development shall occur as depicted on the site plan presented. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards.
2. The applicant shall provide masonry siding for any portion of the structure visible from Friendship Road, consistent with the requirements of the Gateway Corridors Overlay District (GCOD, 17.420).
3. The existing single-family residence and garage shall be an accessory use to the church and utilized for church uses only. If the residence and garage are to be used for assembly purposes an inspection shall be required to bring them up to commercial occupancy requirements.
 1. Prior to any assembly uses occurring in any existing or proposed structures an occupancy permit shall be obtained.
 2. There shall be a 25 foot transitional or planted buffer along the sides and rear lot line of the subject property. The buffer shall be planted according to Hall County section 17.260.020. Leaving existing trees undisturbed may also be considered an alternative to satisfy this condition.
 3. The development shall follow all Hall County Development Review processes including stormwater regulations and commercial building plan review for any future development of the site.
 4. Architectural elevations showing building façade materials and colors shall be submitted and approved by the planning director prior to approval of the building plans.
 5. All Conditions of zoning shall be placed on any plat or development plans.
 6. Standing seam architectural metal roofing systems shall be allowed with colors to be approved by the Planning Director.

Purpose of Request:

3331 Friendship Road | Variance | from Gateway Corridor Overlay District architectural requirements on a 9.13± acre tract located on the north side of Friendship Road approximately 1,190 feet from its intersection with Fall Branch Lane | Zoned AR-III and Gateway Corridor Overlay District; Tax Parcel 15048 000004B | **Proposed use: church** | Commission District 1 | **Eugene Kim, 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
RD	RD	TS	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

Board Memo
Request to Withdraw
Recommendation Report
Application
Narrative
Site Plan
Maps
Renderings
Deed
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos