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# Hall County Government

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

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

**From:** Randi Doveton, Director of Planning and Development

**Date:** May 8, 2023

**Subject:** **4240 Winder Highway | Amend Conditions | of a Planned Office Development (POD) on a 7.03± acre tract | Proposed use: mixed offices | Maroun Aoun, applicant.**

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The request before you is the request of Maroun Aoun to Amend Conditions of a Planned Office Development (POD) for mixed offices. This item is located within Commission District 1.

At their April 17, 2023 meeting, the Hall County Planning Commission voted to recommend approval with six (6) 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 development shall occur as depicted on conceptual site plan; Planning Director can approve changes related to topographic or geological conditions provided there is no increase in number of buildings, parking, or square footage proposed and provided no reduction in buffers or landscaping are proposed.*
2. *Prior to the issuance of an occupancy permit and business license for the office use, the applicant shall work with Hall County Building Inspections to ensure the proper building codes are met.*
3. *All off-street parking shall meet minimum standards as specified in section [§17.250](#) of the Official Code of Hall County. Parking areas shall be paved with either asphalt or concrete.*
4. *All lighting on the premises shall be of a non-spill type.*
5. *The rear property line adjacent to tax parcel 15044G000029 shall have an undisturbed buffer of 50 feet and it should be shown on the*

*conceptual site plan prior to the Board of Commission meeting on May 25, 2023.*

6. *All Zoning Conditions shall be included in all Construction plans. Standard Development Review process shall be followed.*