



## AGENDA ITEM

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

**REPORT TO:** **Work Session (05/22/23)**

**REPORT TO:** **Voting Meeting (05/25/23)**

**ITEM NO:** 242/2023

**SUBJECT:** **4240 Winder Highway | Amend Conditions |** of a Planned Office Development (POD) on a 7.03± acre tract located on the west side of Winder Highway approximately 975 feet from its intersection with Martin Road | Zoned POD; Tax Parcel 15044B000009 | **Proposed use: mixed offices | Maroun Aoun, applicant.**

### Meetings:

**Work Session Date:** 05/22/23

**Voting Meeting Date:** 05/25/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

**4240 Winder Highway | Amend Conditions | of a Planned Office Development (POD) on a 7.03± acre tract located on the west side of Winder Highway approximately 975 feet from its intersection with Martin Road| Zoned POD; Tax Parcel 15044B000009 | Proposed use: mixed offices | Commission District 1 | Maroun Aoun, applicant.**

**Facts and Issues:**

**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	EW	WG
Attorney	Administration	Clerk	
WLI	CR	JR	

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Original Narrative  
Updated Narrative  
Original Site Plan  
Updated Site Plan  
Maps  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos