



AGENDA ITEM

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

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 397/2023

SUBJECT: **1590 & 0 Monroe Drive | Use Subject to County Commission Approval |** on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with E E Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD) |** Commission District 4 | **Westwood Sheds, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions: 1. The property shall be approved for the outdoor storage use, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request.

2. Development is approved as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.

3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.

4. The applicant shall be required to submit a combination plat for the two parcels, combining the tracts as one overall property. The plat shall be subject to the review and approval of the Hall County Plat Review process prior to recording.

5. Per, Section 17.380.130. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

6. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

History:

1590 & 0 Monroe Drive | Use Subject to County Commission Approval | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with E E Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | Commission District 4 | **Westwood Sheds, 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:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Narrative - Additional
- Site Plan
- Maps
- Rendering
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos