



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: 396/2023

SUBJECT: **5201 Browns Bridge Road | Rezone (Amend Conditions)** | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | Commission District 2 | **Nhan Nguyen, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. 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.
2. The approval of the use of a food truck in the Planned Commercial development is in addition to the self-storage warehouse and no conditions herein shall negate or replace those conditions approved by the Board of Commissioners on September 10, 2020 and listed below:
 - A. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at time of development.
 - B. The facility shall be limited to 16,400 square feet, and the storage building shall be limited to 1,200 square feet.
 - C. The proposed commercial development shall conform to Section 17.420 Gateway Corridor Overlay District (GCOD) standards in its entirety, with the exception of the following variances:
 - i. The development shall be permitted to have two internally illuminated signs which shall only be illuminated during business hours, between 6:00am and 10:00pm.
 - ii. The façade of the self-storage warehouses shall be comprised of metal siding, except for the portions of the building facing Browns Bridge Road and the 2nd story façade where the building faces Ash Circle, where masonry material shall be required.
 - D. All conditions of zoning shall be made part of any plats created for the property.
 - E. The fencing along Ash Circle shall be opaque and shall be a minimum of 8 feet in height.
 - F. The hours of operation for the self-storage warehouse shall be 6:00am to 12:00am, seven days a week.
 - G. All outdoor lighting shall be non-spill type lighting fixtures.
 - H. The applicant shall work with the Exxon to bring the existing signage into compliance subject to approval of the Planning Director.
3. The proposed business may only offer delivery and take-away meals. No food shall be consumed on premises or furniture set up to accommodate dining on the subject property.

Purpose of Request:

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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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Maps

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Notice Sign Photos