



## AGENDA ITEM

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

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**REPORT TO:** Work Session (08/21/23)

**REPORT TO:** Voting Meeting (08/24/23)

**ITEM NO:** 448/2023

**SUBJECT:** **2196 Centennial Drive | Use Subject to County Commission Approval |** on a 4.19± acre parcel located on the north side of Centennial Drive approximately 1,235 feet from its intersection with Centennial Circle | Zoned I-I; Tax Parcel 08013 003033 | **Proposed Use: food processing plant involving the further processing of animal or animal product |** Commission District 4 | **Brian Jones, applicant.**

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#### Meetings:

**Work Session Date:** 08/21/23

**Voting Meeting Date:** 08/24/23

#### Executive Summary:

**Presenter:** RD

**Recommendation:**  
Approval.

Conditions:

1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. A 30 foot transitional buffer shall be planted or remain undisturbed along any boundary which abuts residential use of zoned properties. Planting standards shall meet those requirements in Section [17.260.020](#) of the Official Code of Hall County.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. All conditions of zoning shall be made part of any plats created for the property.
5. There shall be no truck or vehicle parking or idling in the right-of-way of Centennial Drive.

#### Purpose of Request:

**2196 Centennial Drive | Use Subject to County Commission Approval |** on a 4.19± acre parcel located on the north side of Centennial Drive approximately 1,235 feet from its intersection with Centennial Circle | Zoned I-I; Tax Parcel 08013 003033 | **Proposed Use: food processing plant involving the further processing of animal or animal product |** Commission District 4 | **Brian Jones, 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photo