



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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

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

**Date:** October 9, 2023

**Subject:** **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) on a 6.34± acre tract | **Proposed use: grocery store, convenience store with gas & restaurant | Donnie Hunt, applicant.**

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The request before you is the request of Donnie Hunt to Rezone from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) to allow a grocery store, convenience store with gas & restaurant. This item is located within Commission District 3.

This proposal was heard earlier in the year and eventually withdrawn after multiple times of being tabled. The applicant has worked through design issues with GDOT and the County Engineer's office and this proposal is the result of those revisions.

At their September 18, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with five (5) conditions (4-0, Hunt absent).**

There were two (2) **comments submitted** in advance of the Planning Commission meeting and one (1) person **spoke during the public hearing.**

There have been no changes to the request since the Planning Commission took action.

### **Planning Commission Approval Conditions:**

1. Development is approved as generally shown on the preliminary site plan (dated March 3, 2023), landscape plan (dated March 3, 2023), and as described in the project narrative (dated June 13, 2023), modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of buildings, gross area of the structures, decrease required greenspace, or buffers, change the

- design or materials of the structures, reduce the proposed parking count, reduce required landscaping, or changes related to driveways.
2. The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD, [17.420](#)) and no variances are granted as part of this request.
  3. The recommendations of the left-turn lane queue analysis study shall be installed as part of the project development, subject to the approval of Hall County Traffic Engineering and the Georgia Department of Transportation. The developer shall be responsible for all costs associated with street and driveway improvements.
  4. The proposed development is subject to the off-street parking requirements of [17.250.020\(A\)](#).
  5. All conditions of zoning shall be made part of any site plan or any plat recorded for the property.