



AGENDA ITEM

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

REPORT TO: Work Session (10/23/23)

REPORT TO: Voting Meeting (10/26/23)

ITEM NO: 569/2023

SUBJECT: **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III (GCOD); Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Donnie Hunt, applicant.**

Meetings:

Work Session Date: 10/23/23

Voting Meeting Date: 10/26/23

Executive Summary:

Presenter: RD

Recommendation:
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.

Purpose of Request:

History:

4053 Cleveland Highway | Rezone | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III (GCOD); Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Donnie Hunt, 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
- Site Plan
- Maps
- Deed
- Traffic Study
- Environmental Health Comments
- GDOT Comments
- Cleveland Concept Entrance/Exit Jim Hood
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photos