



AGENDA ITEM

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

REPORT TO: Work Session (12/11/23)

REPORT TO: Voting Meeting (12/14/23)

ITEM NO: 686/2023

SUBJECT: **1731 Friendship Road | Variance | 17.420.050.C.2** to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B)** | Commission District 1 | **Tim Wilbanks, applicant.**

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: RD
Recommendation: Denial.

Purpose of Request: **1731 Friendship Road | Variance | 17.420.050.C.2** to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV (GCOD); Tax Parcel 15041 000190 | **Proposed Use: 185-unit multi-family development and permitted uses within Highway Business (H-B)** | Commission District 1 | **Tim Wilbanks, 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:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

- Request to Withdraw
- Board Memo
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Legal Description
- Traffic Study
- Environmental Health Comment
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photos