



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: November 27, 2023

Subject: **6086 Atlanta Highway | Rezone** | from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) | on a 0.53± acre parcel | **Proposed Use: permitted uses within H-B (GCOD) | Daniel Perdomo, applicant.**

The request before you is the request of Daniel Perdomo to Rezone from Agricultural Residential III (AR-III) to Highway Business (H-B)/Gateway Corridors Overlay District (GCOD) to allow permitted uses within H-B (GCOD). This item is located within Commission District 1.

At their November 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

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

Planning Commission Conditions:

1. Prior to the issuance of a building permit, the property shall be brought into compliance with the non-residential design standards of the Gateway Corridors Overlay District ([17.420.050](#)) excluding the existing structure which may be exempt from [17.420.050.H](#). - *Architectural standards for non-residential buildings*. Any new structure erecting on the subject lot must meet the standards of [17.420.050.H](#). - *Architectural standards for non-residential buildings*.
2. The existing structure must be brought into compliance with commercial building code standards prior to the issuance of a commercial occupancy.
3. The commercial driveway shall be permitted by GDOT. All required improvements shall be at the developer's cost.

4. The property shall be utilized as described in the Letter of Intent dated September 14, 2023 or as any other permissible use within the Highway Business (H-B, 17.150) district with the following uses prohibited: bus stations, drive-in theaters, hotels, motels, parks for leisure and scenic appeal, restaurant, subdivision, family day care, group day care, construction trailer, adult establishments. Uses which require Planning Commission or County Commission approval shall apply for a conditional use approval as required by the Zoning Ordinance.
5. No variances have been granted to the development standards of the Zoning Ordinance other than those shown of the site plan dated September 14, 2023 which includes the location of the existing one story structure. If the current request is approved, the applicant shall be required to seek a variance to allow the encroachment into the 20-foot right side yard setback.