



AGENDA ITEM

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

REPORT TO: Work Session (01/08/24)

REPORT TO: Voting Meeting (01/11/24)

ITEM NO: 713/2023

SUBJECT: **3210 Joe Parker Road | Amend Conditions** | of a Planned Commercial Development (PCD) on a 20.19± acre parcel located on the west side of Joe Parker Road, approximately 1,150 feet north of its intersection with Gillsville Highway | Zoned PCD; Tax Parcel 15023 000055 | **Proposed use: event facility** | Commission District 3 | **El Alamo Properties, LLC, applicant.**

Meetings:

Work Session Date: 01/08/24

Voting Meeting Date: 01/11/24

Executive Summary:

Presenter: RD

Recommendation:

Approval, with conditions:

1. All previous conditions of zoning included herein shall apply, with the exception of those modified for the current application:
 - a. The catering kitchen shall not be used as a restaurant and shall not be open to the public.
 - b. The development is limited to a maximum of 7,200 square feet for the main facility.
 - c. The special events facility shall be equipped with soundproof walls and ceilings as designed by a professional engineer, and submitted to the county for review prior to the issuance of a permit. No noise shall carry beyond the property boundaries.
 - d. The property shall comply with all Gateway Corridor Overlay District requirements with the following exceptions.
 - i. The gazebo may be less than 1,000 square feet in size.
 - e. Final driveway design and placement are subject to approval by the Hall County Engineering Department.
 - f. The applicant is required to submit a traffic impact study before the issuance of any permits. Any access or adjacent intersection improvements required by the traffic impact study or required by Hall County Engineering Department, or the Georgia Department of Transportation are the financial responsibility of the applicant/developer.
 - g. Parking requirement shall meet the requirements for “places of public assembly”: 1 space per each three seats of maximum seating capacity (i.e. 750 max capacity = 250 parking spaces).
 - h. All conditions of zoning shall be made a part of any plat created for the property.
2. The development of the site shall occur as generally depicted and described in the site plan approved for Land Disturbance Permit by Hall County on April 13, 2023 and as described in the project narrative dated October 6, 2023, modified for conditions listed herein.
3. The architectural style of the event venue shall be consistent with the narrative and supplemental architectural examples as submitted as part of the application.
4. The facility shall be permitted to install one (1) identification sign near the vehicular entrance, provided that it meets the sign standards of 17.270.070.
5. The applicant shall install a 6 foot high opaque fence beginning at the front corners of the property and extending 450 feet along both side property lines. A 25 foot planted buffer shall be installed in accordance with 17.260.020 in addition to the fence.
6. Outdoor activities within the primary event structure and the future pavilions shall not involve the outside amplification of voice, music and/or instruments except during a wedding ceremony.
7. All events shall be provided with adequate personnel to assist with parking, emergency and other potential impacts of each event.
8. No athletic events will be allowed.
9. Events shall commence no earlier than 9:00 a.m. and shall terminate no later than 10:00 p.m. on Sunday through Thursday and no later than 11:00 p.m. on Friday and Saturday. Termination shall mean the termination of food, drinks, service and entertainment with the understanding that attendees will need a reasonable amount of time after termination to exit the premises.
10. All lighting shall be non-spill.

Purpose of Request:

3210 Joe Parker Road | Amend Conditions | of a Planned Commercial Development (PCD) on a 20.19± acre parcel located on the west side of Joe Parker Road, approximately 1,150 feet north of its intersection with Gillsville Highway | Zoned PCD; Tax Parcel 15023 000055 | **Proposed use: event facility** | Commission District 3 | **El Alamo Properties, LLC, 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			
AO			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Deed
- Traffic Impact Study
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comment
- Notice Sign Photo