



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
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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: January 5, 2024

Subject: **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres | Proposed Use: boat and RV storage and office/warehouse | Dutton Properties, applicant.**

The item was tabled to the January 25, 2024 voting meeting for research regarding the proposed GDOT widening /realignment of U.S. Hwy 129/ Cleveland Highway and whether the structure located on 3419 Cleveland Highway is on a historic preservation registry.

Research performed by staff does not find the structure on any national or state registries. Staff researched the GA Trust for Historic Preservation, the GA State Historic Preservation Office (SHPO), National Register of Historic Places, and did not find the structure listed. It should also be noted that unless there are specific tax credits associated with a structure, being on a registry provides no protection against demolition or alterations. The only protection is through local district designations and design guidelines.

The only preliminary GDOT plan located by staff is dated November 2021 and does not propose to bisect the subject property.

The applicant has not submitted any additional information to the Planning staff since the voting meeting on November 9, 2023. The request before you is the application of Dutton Properties for a Variance from [17.420.050.C.2](#) to reduce the required transitional buffer in Gateway Corridors Overlay District. This item is located within Commission District 3.

At their October 2, 2023 meeting, the Hall County Planning Commission voted to recommend denial **(5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **seven (7) people spoke during the public hearing**.

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