



## AGENDA ITEM

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

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**REPORT TO:** Work Session (04/22/24)

**REPORT TO:** Voting Meeting (04/23/24)

**ITEM NO:** 193/2024

**SUBJECT:** **2696 Cleveland Highway | Rezone** | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | Commission District 3 | **Ramon Carrillo Jr, applicant**

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### Meetings:

**Work Session Date:** 04/22/24

**Voting Meeting Date:** 04/23/24

### Executive Summary:

**Presenter:** BG  
**Recommendation:**

Approval, with conditions:

1. The property shall be developed in accordance with the site plan (Exhibit A) dated December 4, 2023 and as described in the project narrative dated February 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Operation of the automobile sales shall commence no earlier than 9:00 am and shall terminate no later than 6:00 pm Monday through Saturday, No business shall be conducted on Sundays, neither sales or repair.
3. The applicant shall coordinate with Georgia Department of Transportation for driveway access off of Cleveland Highway, if required.
4. No variances to Gateway Corridor Overlay standards are granted other than those approved herein (GCOD, 17.420).
5. All conditions of zoning shall be made part of any plat(s) created for the property.
6. All Environmental Health regulations shall be met prior to issuance of occupancy.
7. Pursuant to [2.60.060](#). – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
8. All parking in the right-of-way is prohibited.
9. A variance shall be granted for the requirement of a 10-foot landscape strip along Cleveland Highway and Wayman Drive.
10. The following uses listed as permitted in Highway Business (H-B) shall be prohibited: Bus station, drive-in theater, motel/hotel, service station, construction trailer, and adult establishments.
11. All signage, existing and proposed, shall adhere to GCOD standards.
12. Customer and employee parking shall be designated on site. Total parking spaces shall not exceed 40 spaces.

**Purpose of Request:**

**2696 Cleveland Highway | Rezone** | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | Commission District 3 | **Ramon Carrillo Jr, applicant**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
AD	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Requested Conditions  
Application  
Narrative  
Exhibit A

Site Plan  
Maps  
Renderings  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos