



## AGENDA ITEM

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

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

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

**ITEM NO:** 190/2024

**SUBJECT:** 2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | Commission District 2 | **Karan Ahuja, applicant**

#### Meetings:

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

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

#### Executive Summary:

**Presenter:** BG

**Recommendation:**  
Approval, with conditions:

1. Development is approved as generally shown on the preliminary site plan dated January 18, 2024 and as described in the project narrative dated March 5, 2024, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD, [17.420](#)) and no variances are granted as part of this request.
3. Prior to issuance of sign permits, other than general signs permitted pursuant to [17.270.050](#), the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
4. The developer shall be responsible for all costs associated with street and driveway improvements.
5. The proposed development is subject to the off-street parking requirements of [17.250.020\(A\)](#).
6. The subject property (parcel 08027 000011) shall be combined via recorded plat with parcel 08027 000010 prior to submittal of any development plans.
7. The location and design of any driveway entrances shall be subject to the approval of the County Traffic Engineer and Georgia Department of Transportation.
8. All conditions of zoning shall be made part of any site plan or any plat recorded for the property.

**Purpose of Request:**

**History:**

**2852 Atlanta Highway | Rezone** | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | Commission District 2 | **Karan Ahuja, applicant**

**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	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Renderings
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo