



## AGENDA ITEM

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

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**REPORT TO:** Work Session (07/22/24)

**REPORT TO:** Voting Meeting (07/25/24)

**ITEM NO:** 390/2024

**SUBJECT:** **448 West Highland Drive | Use Subject to County Commission Approval** | 17.160.040 Food processing involving animals | on a 2.57± acre tract located at the terminus of West Highland Drive | Zoned I-I, Tax Parcel 00128 002009G | **Proposed Use: Food processing involving animal by-products** | Commission District 4 | **Jose Luis Bauza Faria, applicant**

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#### Meetings:

**Work Session Date:** 07/22/24

**Voting Meeting Date:** 07/25/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated January 8, 2023 and as described in the project narrative dated January 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
3. All conditions of zoning shall be made part of any plats created for the property.

**Purpose of Request:**

**448 West Highland Drive | Use Subject to County Commission Approval** | 17.160.040 Food processing involving animals | on a 2.57± acre tract located at the terminus of West Highland Drive | Zoned I-I, Tax Parcel 00128 002009G | **Proposed Use: Food processing involving animal by-products** | Commission District 4 | **Jose Luis Bauza Faria, 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:**

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

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Elevations
- Before & After Photos
- Legal Description
- Gainesville Annexation Waiver
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo