



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: July 22, 2024

Subject: **4141 Old Cornelia Highway | Amend Conditions of a PRD | on a 56.42± acre tract | Proposed Use: Drug and Alcohol Residential Treatment Facility | Lewis Holdings, LLC, applicant.**

The request before you is the request of Lewis Holdings, LLC to amend Conditions of a Planned Residential Development (PRD) to allow a drug and alcohol residential treatment facility. This item is located within Commission District 3.

At their February 5, 2024 meeting, the Hall County Planning Commission voted to recommend **approval with six (6) conditions (5-0).**

Staff recommendation: **Approval, with conditions** as the requested changes are consistent with the Rural future land use classification in the [Comprehensive Plan](#).

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in favor during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Metal buildings and chain link fencing are prohibited.
3. Any outdoor lighting on the premises shall be of a non-spill type.
4. All conditions of zoning shall be made part of any plat(s) or plans created for the property.
5. The developer shall cooperate with the Fire Marshal's office, and all other appropriate departments and agencies, to obtain proper and retroactive permits for any improvements that were not previously approved.

6. A 50 foot transitional buffer shall be required extending 600 feet from the eastern lot line intersecting with the right-of-way of Old Cornelia Highway and continuing north along the eastern property line.