



## AGENDA ITEM

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

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**REPORT TO:** Work Session (08/05/24)

**REPORT TO:** Voting Meeting (08/08/24)

**ITEM NO:** 421/2024

**SUBJECT:** **4141 Old Cornelia Highway | Amend Conditions |** of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility |** Commission District 3 | **Lewis Holdings, LLC, applicant.**

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### Meetings:

**Work Session Date:** 08/05/24

**Voting Meeting Date:** 08/08/24

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

**4141 Old Cornelia Highway | Amend Conditions** | of a Planned Residential Development (PRD) on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | **Proposed Use: Drug and Alcohol Residential Treatment Facility** | Commission District 3 | **Lewis Holdings, LLC, 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:**

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

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Elevations
- 9-9-2010 BOC Action Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo