



## AGENDA ITEM

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

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**REPORT TO:** Work Session (12/09/24)

**REPORT TO:** Voting Meeting (12/12/24)

**ITEM NO:** 620/2024

**SUBJECT:** **1780 Hancock Avenue Extension | Use Subject to County Commission Approval** | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II (GCOD), Tax Parcel 00137 000005 | **Proposed Use: Outdoor storage** | Commission District 4 | **Jones Tree Service, Inc, applicant**

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#### Meetings:

**Work Session Date:** 12/09/24

**Voting Meeting Date:** 12/12/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated August 27, 2024, and as described in the project narrative submitted on August 28, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. New opaque screening material shall be added to all sections of the existing perimeter fence and shall be maintained.
3. Operating hours shall be limited to 7:00 am to 8:30 pm Monday through Friday.
4. 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.
5. All conditions of zoning shall be made part of any plats created for the property.
6. The development shall be exempt from GCOD standards.
7. Any further development or renovation to the property is subject to GCOD standards.

#### Purpose of Request:

**1780 Hancock Avenue Extension | Use Subject to County Commission Approval** | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II (GCOD), Tax Parcel 00137 000005 | **Proposed Use: Outdoor storage** | Commission District 4 | **Jones Tree Service, Inc, 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:**

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

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Site Photos
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos