



AGENDA ITEM

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

REPORT TO: Work Session (01/06/25)

REPORT TO: Voting Meeting (01/09/25)

ITEM NO: 703/2024

SUBJECT: **2323 Thompsons Mill Road | Amend Conditions of Zoning** | on a 3.88± acre tract located on the west side of Thompsons Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | **Proposed Use: Uses permitted in O-I** | Commission District 1 | **Civilscapes, Inc. c/o Myles Montgomery, applicant**

Meetings:

Work Session Date: 01/06/25

Voting Meeting Date: 01/09/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated June 5, 2023, and narrative dated September 23, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated May 11, 2006, as amended shall apply:
 - a. Driveway design and placement are subject to approval by the Hall County Engineering Department and the Georgia Department of Transportation.
 - b. Any outdoor lighting on the premises shall be of non-spill type.
 - c. The vehicle parking areas shall be paved with either asphalt or concrete.
 - d. All conditions of zoning shall be made a part of any plat created for the property.
3. The following uses are to be prohibited:
 - a. Funeral homes
 - b. Mobile food establishments

Purpose of Request:

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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
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Rendering
2006 BOC Letter
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Signs