



AGENDA ITEM

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

REPORT TO: Work Session (03/24/25)

REPORT TO: Voting Meeting (03/27/25)

ITEM NO: 136/2025

SUBJECT: **3509 & 3595 Tanners Mill Circle; 3250, 3260, 3262, 3264 & 3334 Tanners Mill Road; 4824 & 4836 Weaver Road & 3585 Jones Lane | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a combined 497.93± acre tract located on the west side of Tanners Mill Road approximately 853 feet from its intersection with Weaver Road | Zoned AR-1, Tax Parcels 15029 000031, 000059, 15025 000004G, 000066, 000065, 000004I, & 000003A (pt.), 15029 000151, 000027A, & 000030 | **Proposed Use: Ministry and retreat center** | Commission District 1 | **Rochester | DCCM, applicant**

Meetings:

Work Session Date: 03/24/25

Voting Meeting Date: 03/27/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated December 20, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All proposed internal roads and driveways must meet all Hall County Traffic Engineering and Fire access requirements. However, internal roads are not required to meet criteria for public streets.
3. All proposed and existing structures shall be subject to Hall County Fire Marshal and Building Inspection’s standards.
4. The proposed development shall maintain a 100 foot transitional perimeter buffer except where adjacent to public right-of way.
5. Existing buildings within the 100 foot transitional buffer may be repaired, rebuilt, or expanded in accordance with setback requirements as specified in the provided narrative. These structures may be rebuilt or enlarged at their current location, provided all new construction is located at least ten feet further from the external boundaries of the development than it currently is located. No other buildings or amenities (other than trails) shall encroach into this 100 foot buffer.
6. No outdoor storage, loading or service areas shall be located within the 100 foot perimeter buffer.
7. All construction within the development, including the expansion of existing structures, shall be limited to a total of 390,000 square feet and shall be restricted to: day-use facilities such as chapels and outreach centers, overnight accommodations, including staffing residences, pastoral retreats, cottages, lodges, designed to accommodate guests and ministry members, bunkhouses, bath houses, a single dining hall, and supporting amenities. The developer shall not exceed the number of units per use as outlined in the narrative, but may choose to construct fewer; in no case shall new facilities and expansion of existing structures exceed 390,000 square feet, excluding existing square footages as of January 1, 2025. Open air amenities such as trails, pavilions, and lawns shall not be included in this calculation.
8. 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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the development.

Purpose of Request:

3509 & 3595 Tanners Mill Circle; 3250, 3260, 3262, 3264 & 3334 Tanners Mill Road; 4824 & 4836 Weaver Road & 3585 Jones Lane | **Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a combined 497.93± acre tract located on the west side of Tanners Mill Road approximately 853 feet from its intersection with Weaver Road | Zoned AR-1, Tax Parcels 15029 000031, 000059, 15025 000004G, 000066, 000065, 000004I, & 000003A (pt.), 15029 000151, 000027A, & 000030 | **Proposed Use: Ministry and retreat center** | Commission District 1 | **Rochester** | **DCCM**, applicant

History:

Facts and Issues:

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
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Signs