



## AGENDA ITEM

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

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**REPORT TO:** Work Session (04/21/25)

**REPORT TO:** Voting Meeting (04/22/25)

**ITEM NO:** 198/2025

**SUBJECT:** 2695 & 2661 White Sulphur Road | Amend Conditions of Zoning | on a combined 6.0± acre tract located on the northwest side of White Sulphur Road at its intersection with Navajo Circle | Zoned PID; Tax Parcels 09113 000073 & 000074 | **Proposed Use: Outdoor storage** | Commission District 3 | **Robert (Bo) Schill, applicant**

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### Meetings:

**Work Session Date:** 04/21/25

**Voting Meeting Date:** 04/22/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions

1. Development is approved as generally shown on the concept plan dated December 20, 2024, and 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. Access to the development shall be approved by the City of Gainesville. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. A 10 foot front landscape strip shall be installed along the property line abutting White Sulphur Road subject to final review and approval by the Director of Planning and Zoning or their designee.
4. All outdoor storage shall be screened from view from White Sulphur Road with a 6-foot-tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.
5. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
6. Business licenses shall not be approved for the property until the site is in compliance with county permitting requirements
7. Plans for any further improvement or development of the property shall be submitted for review and appropriate permits obtained prior to construction.
8. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Official 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.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**2695 & 2661 White Sulphur Road | Amend Conditions of Zoning** | on a combined 6.0± acre tract located on the northwest side of White Sulphur Road at its intersection with Navajo Circle | Zoned PID; Tax Parcels 09113 000073 & 000074 | **Proposed Use:** **Outdoor storage** | Commission District 3 | **Robert (Bo) Schill, applicant**

**History:****Facts and Issues:****Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
KG	BG	JL	CR
Clerk			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Legal Description  
2021 Board of Commissioners Letter and Site Plan  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign