



AGENDA ITEM

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

REPORT TO: Work Session (05/05/25)

REPORT TO: Voting Meeting (05/08/25)

ITEM NO: 220/2025

SUBJECT: **6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant**

Meetings:

Work Session Date: 05/05/25

Voting Meeting Date: 05/08/25

Executive Summary:

Presenter: BG

Recommendation:
Approval, with conditions

1. The property shall be approved as a Planned Commercial Development (PCD) and developed in accordance with the site plan dated February 27, 2025 labeled as "Alternative Design CSP8-C1", and as described in the project narrative dated September 19, 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 Hall County Engineering and the City of Flower Branch, as applicable. Any costs associated with the improvements shall be the responsibility of the developer.
3. 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, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made part of any plats created for the property.
5. No parking spaces shall be designated immediately adjacent to the right-of-way of Spout Springs Road. The number of parking spaces required for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.
6. Business operations shall be limited to the hours between 5:00 a.m. and 11:00 p.m. Fuel deliveries shall only occur between 9:00 a.m. and 9:00 p.m. and garbage collection shall only occur between the hours of 9:00 a.m. and 5:00 p.m.

Purpose of Request:

History:

6495 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, 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:

| Submit | Approve | Attorney | Administration |
|--------|---------|----------|----------------|
| KE | BG | WLI | CR |
| Clerk | | | |
| JR | | | |

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Updated Site Plan
 Site Plan
 Plat
 Maps
 Rendering
 Deed
 Legal Description
 Traffic Study
 Water Availability
 Sewer Availability
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Public Comments
 Notice Sign