



## AGENDA ITEM

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

**REPORT TO:** Work Session (03/23/26)

**REPORT TO:** Voting Meeting (03/26/26)

**ITEM NO:** 111/2026

**SUBJECT:** **3172 Heritage Crossing Drive | Conditional Use** | for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

### Meetings:

**Work Session Date:** 03/23/26

**Voting Meeting Date:** 03/26/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated January 6, 2026, and the project narrative dated February 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No on-street parking related to the rural business shall be permitted.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**3172 Heritage Crossing Drive | Conditional Use** | for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	KA	JL	CR
<b>Clerk</b>			
JR			

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**Attachments:**

Staff Report  
Applications  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Environmental Health Comment  
GDOT  
Public Works Comment  
Fire Comment  
Business License Comments  
Notice Sign