



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (05/11/26)

REPORT TO: Voting Meeting (05/14/26)

ITEM NO: 209/2026

SUBJECT: **3613 White Sulphur Road | Amend Conditions of Zoning** | on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds-Hemmer Properties LP, applicant**

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: VP

Recommendation:

Approval, with conditions, as the proposed use is consistent with the “Business Nodes & Corridors” future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated March 12, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved October 24, 2024, shall apply, attached as Exhibit A.
3. All conditions of zoning shall be made part of any plats or construction plans created for the property.

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	LT	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Floor Plans
- Deed
- 2024 Historic Board of Commissioners Letter
- Environmental Health Comment
- GDOT comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Building Inspections Comment
- Notice Sign