



## AGENDA ITEM

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

**REPORT TO:** Work Session (10/11/21)

**REPORT TO:** Voting Meeting (10/14/21)

**ITEM NO:** 512/2021

**SUBJECT:** Application of Hung Lam to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.86± acre tract located on the west side of Falcon Parkway approximately 155 feet from its intersection with Chris Avenue; a.k.a. 3818 Falcon Parkway; Zoned AR-III; Tax Parcel 08050 001005. Proposed Use: outdoor storage — boat and RV storage. Commission District 2. NOTE: Tabled at the September 9, 2021 Voting Meeting until the October 14, 2021 Voting Meeting.

### Meetings:

**Work Session Date:** 10/11/21

**Voting Meeting Date:** 10/14/21

### Executive Summary:

**Presenter:** SM

**Recommendation:**

Approval, with conditions Conditions: 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application. 3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies. 4. All conditions of zoning shall be made part of any plat created for the property. 5. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits. 6. Any existing structures to remain on the property shall be brought up to meet the Gateway Corridors Overlay District (GCOD) Standards. 7. The development shall have decorative metal fencing with masonry columns along Falcon Parkway. There shall be a 6 foot tall opaque fence (black vinyl chain-link or PVC material) along all other property lines. 8. There shall be a 10 foot landscape buffer along the northeastern property line, adjacent to the parcels which front on Chris Avenue.

**Purpose of Request:**

**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?**

No

**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
LR	SM	NB	NB
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
VS	ZP	LR	

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**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Updated Site Plan  
Site Plan  
Maps  
Survey  
Supporting Documents  
Environmental Health Comments  
GDOT Comment  
Public Works Comment