



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Beth Garmon, Principal Planner

Date: December 17, 2021

Subject: Appeal of the Planning's Commission's approval of CTX Funding SPE, LLC for Use Subject to Planning Commission on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. Commission District 3.

The request before you is the appeal of the Planning's Commission's approval of CTX Funding SPE, LLC for Use Subject to Planning Commission. This item is located within Commission District 3.

At their November 15, 2021 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

- 1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.*
- 2. Elevations depicting the proposed building shall be submitted to the Planning department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
- 3. Applicant shall have a 50 foot planted buffer along the front and eastern property lines.*
- 4. Applicant shall either cover or shield a flat metal roof with parapets; or a factory-finished metal with standing seams roof is permissible.*
- 5. Applicant shall have a brick or masonry water table up to 36 inches above the concrete foundation. The balance of the building shall be finished with a stucco or masonry material above the water table on both sides of the building with the roll up doors and the end facing Highway 365 (eastern, western, and southern lot lines).*

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

There have been no changes to the request since the Planning Commission took action.