



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/10/22)

**REPORT TO:** Voting Meeting (01/13/22)

**ITEM NO:** 662/2021

**SUBJECT:** Appeal of the Planning 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.

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### Meetings:

**Work Session Date:** 01/10/22

**Voting Meeting Date:** 01/13/22

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval with conditions. 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).

**Purpose of Request:**

**History:**

Appeal of the Planning 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.

**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	Budget	Finance
JR	EG	EW	ZP
Attorney	Administration		Clerk
VS	LJ		LR

**Attachments:**

Board Memo  
Recommendation Report  
Appeal Application  
Application  
Site Plan  
Maps  
Environmental Health Comment  
GDOT Comment  
Public Works Comment

**HALL COUNTY PLANNING COMMISSION  
STAFF REPORT**

Applicant .....	CTX Funding SPE, LLC
Request .....	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.
Proposed Use .....	Warehouse/distribution facility
Size .....	10.08 ± acres
Zoning .....	I-I
Location .....	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.
Commission District .....	3
Planning Commission Date .....	
Staff Recommendation .....	None

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