



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 10, 2022

Subject: Application of Dawn Mumpower to rezone from Residential-I (R-I) and Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 1.67± acre tract located on the east side of Winder Highway approximately 483 feet from its intersection with Reed Farm Road; a.k.a. 3761 Winder Highway; Zoned R-I & AR-III; Tax Parcel 15037 000003. Proposed Use: commercial kitchen. Commission District 1.

The request before you is the Dawn Mumpower to rezone from Residential-I (R-I) and Agricultural Residential-III (AR-III) to Highway Business (H-B) for the proposed use of a commercial kitchen. This item is located within Commission District 3.

At their December 20, 2021 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
- 2. All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District.*
- 3. A business license shall be obtained for any and all businesses which operate from the subject property.*
- 4. All conditions of zoning be made a part of any plat recorded for this property.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearing on December 20, 2021.

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