



AGENDA ITEM

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

REPORT TO: Work Session (01/24/22)

REPORT TO: Voting Meeting (01/27/22)

ITEM NO: 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.

Meetings:

Work Session Date: 01/24/22

Voting Meeting Date: 01/27/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with conditions. 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.

Purpose of Request:

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.

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	Budget	Finance
JR	SY	EW	ZP
Attorney	Administration	Clerk	
VS	LJ	LR	

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Signs