



Hall County Government

PLANNING & DEVELOPMENT

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

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. Commission District 3.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following eight (8) conditions:

1. *The development shall be in general conformance with the concept plan and descriptive narrative submitted.*
2. *Parking areas will be paved with gravel, asphalt or concrete.*
3. *Any outdoor lighting shall be of a no spill type.*
4. *All conditions of zoning shall appear on any plats created for this property.*
5. *If the proposed Bed and Breakfast changes ownership, the continuation of the use would be subject to review and approval by the County Commission.*
6. *The development must meet all Environmental Health requirements at time of permitting.*
7. *The proposed development must coordinate with GDOT prior to the issuance of any permits.*
8. *The maximum occupancy for outdoor events shall be no more than 40 people or amount approved by Hall County Fire Services if it is less than 40 people.*

There was one (1) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on April 4, 2022.

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