



AGENDA ITEM

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

REPORT TO: Work Session (05/09/22)

REPORT TO: Meeting (05/11/22)

ITEM NO: 221/2022

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.

Meetings:

Work Session Date: 05/09/22

Voting Meeting Date: 05/11/22

Executive Summary:

Presenter: SY

Recommendation:

Approve, with 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.

Purpose of Request:

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.

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
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

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