



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Randi Doveton, Director

Date: July 19, 2022

Subject: Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

Application of Cameron Reeves to rezone from Agriculture Residential-III (AR-III) to Highway Business (H-B) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; Tax Parcel 07329 001006. Proposed use: parking lot. Commission District 2.

This item was tabled at the July 14, 2022 Board of Commissioners voting meeting because the Board of Commissioners were not provided all Planning Commission conditions of approval prior to the meeting. No changes or revisions have been submitted since the July 14, 2022 meeting.

At their June 6, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on June 6, 2022.

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

This rezoning request has an associated conditional use requiring Planning Commission only. The Planning Commission approved the use with thirteen (13) conditions:

1. *This Conditional Use Permit application is contingent on the approval by the Board of Commissioners of the concurrent rezoning request to Highway Business (H-B) as the AR-III district does not allow the commercial use as required by §17.350.100.*
2. *The development shall meet all of the conditions specified in §17.350.100. - Additional parking on other than principal lot, except for approved variance.*

3. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
4. *Development shall conform to the standards set forth by the Gateway Corridors Overlay District with exceptions of variances granted.*
5. *The development shall be subject to the Hall County Development Review process and any improvements required shall be installed prior to the lot being used for parking and the storage of equipment.*
6. *The applicant shall coordinate with the City of Buford regarding commercial driveway permitting from Holiday Road.*
7. *The parking lot shall be approved for use by the applicant for overflow storage of business related equipment and materials and employee parking only for businesses owned by Mr. Cameron Reeves.*
8. *There shall be no leasing of spots for boats or RV storage.*
9. *There shall be no more than 9 semi-trucks parked on the site as 10 truck parking spaces requires review as a Development of Regional Impact (DRI) according to Rules of Georgia Department of Community Affairs, Chapter 110-12-3, Development of Regional Impact.*
10. *All conditions of zoning shall be made part of any plat created for the property.*
11. *There shall be a variance for a gravel parking lot.*
12. *This conditional use approval shall be granted for this applicant only and shall expire in 12 months.*
13. *There shall be a variance that the proposed additional parking area does not have to be within 400 feet of the main entrance to the principal use building. (§17.350.100)*