



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: Randi Doveton, Director

Date: August 16, 2022

Subject: Application of Lora Savage to rezone from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-(IV); Tax Parcel 12031 003001. Proposed use: retail sales & services. Commission District 3.

The application before you is a request to rezone approximately 2.68 acres from Agricultural Residential-IV (AR-IV) to Highway Business (H-B) to allow retail sales and service.

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

At their August 1, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

1. *The development shall conform substantially with the proposed narrative and site plan, with the exception of the following:*
 - a. *There shall be a 35 foot vegetative buffer along the rear lot line and along the left lot line further north.*
 - b. *There shall be a fence only between the adjoining properties owned by the applicant.*
 - c. *The buffer along U.S. 129 shall be exempt.*
 - d. *For the building materials, the masonry water table shall be on the front face of the building and on both sides. There shall be hardy plank or stucco above the masonry water table and a standing seam metal roof with colors to be determined by the Director of Planning and Development.*
2. *The development shall be consistent with §17.420.050 of the Official Code of Hall County. No variances to the development are approved as a part of this request. As part of the redevelopment process the property shall be brought into compliance with this section of the code.*
3. *Access to the development shall be approved by Hall County Traffic Engineering and/or the Georgia Department of Transportation, whichever applies.*
4. *All conditions of zoning shall be made part of any plat created for the property.*

5. No adult establishments shall be allowed in the building.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting. Zero (0) people spoke in opposition and two (2) people spoke in favor during the public hearing on August 1, 2022.