



AGENDA ITEM

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

REPORT TO: Meeting (09/06/22)

REPORT TO: Voting Meeting (09/08/22)

ITEM NO: 461/2022

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.

Meetings:

Work Session Date: 09/06/22

Voting Meeting Date: 09/08/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

History:

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.

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	RD	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Renderings
- Site Plan
- Original Narrative
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign