



# Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

SARAH MCQUADE, AICP  
**Director**

**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

**From:** Sarah McQuade, Director

**Date:** August 24, 2021

**Subject:** Application of Maroun Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD)

---

The request before you is the application of Maroun Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD) for a proposed use of a daycare center. This item is located within Commission District 1.

At their August 2, 2021 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following six (6) conditions:

- 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with the current Hall County development regulations at the time of development.*
- 2. Prior to the issuance of an occupancy permit and business license for the daycare center, the applicant shall work with Hall County Building Inspections to ensure the proper building codes are met.*
- 3. All off-street parking shall meet minimum standards as specified in sections §17.420 and §17.250 of the Official Code of Hall County.*
- 4. All lighting on the premises shall be of a non-spill type.*
- 5. Parking areas shall be paved with either asphalt or concrete.*
- 6. All conditions of zoning shall be made a part of any plat created for the property.*

There were no public comments submitted in advance of the Planning Commission meeting. One adjacent property owner spoke during the public hearing and stated he was not in opposition but requested consideration of the environmentally sensitive areas nearby.

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