



AGENDA ITEM

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

REPORT TO: Special Called Work Session (09/07/21)

REPORT TO: Voting Meeting (09/09/21)

ITEM NO: 452/2021

SUBJECT: Application of Maroun Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD) on a 7.51± acre tract located on the west side of Winder Highway approximately 880 feet from its intersection with Martin Road; a.k.a. 4240 Winder Highway, Zoned AR-III; Tax Parcel 15044B000009. Proposed Use: daycare center. Commission District 1.

Meetings:

Work Session Date: 09/07/21

Voting Meeting Date: 09/09/21

Executive Summary:

Presenter: SM

Recommendation:

Approval, with conditions 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 Â§17.420 and Â§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.

Purpose of Request:

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? No

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
LO	SM	EW	NB
Attorney	Administration		Clerk
VS	ZP		LR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Concept Plan
- Aerial Concept Plan
- Corporate Authorization Resolution
- Deed
- Legal Description
- Environmental Health Comment
- GDOT Comment
- Public Works Comment