



## AGENDA ITEM

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

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

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

**ITEM NO:** 460/2021

**SUBJECT:** Application of Gainesville Freezer, LP to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 42± acre tract located on the west side of Athens Highway approximately 233 feet from its intersection with Baker Road; a.k.a. 2935, 2959, and 2971 Athens Highway; Zoned AR-IV; Tax Parcels 15023 000039(pt.), 15024 000040A, and 15023 000132. Proposed Use: cold storage warehouse facility. Commission District 3.

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#### 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 current development standards at time of application. 2. All development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved. 3. All colors and materials for office portion of building shall be submitted and approved by the Planning Director prior to construction. 4. All conditions of zoning shall be made part of any plats of 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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
LO	SM	EW	NB
<b>Attorney</b>	<b>Administration</b>		<b>Clerk</b>
VS	ZP		LR

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Surveys
- GDOT Email
- City of Gainesville Email
- Legal Description
- Environmental Health Comment
- GDOT Comment
- Public Works Comments
- Public Comment - Opposition (1)