



## AGENDA ITEM

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

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**REPORT TO:** Work Session (03/06/23)

**REPORT TO:** Voting Meeting (03/09/23)

**ITEM NO:** 100/2023

**SUBJECT:** **1600 Athens Highway, Building C | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | **Proposed use: countertop manufacturing with outdoor storage** | Commission District 3 | **Gerardo Vargas, applicant.**

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### Meetings:

**Work Session Date:** 03/06/23

**Voting Meeting Date:** 03/09/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions:

1. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply except as noted:
  - a. No upgrades to the existing building shall be required.
  - b. Signage on the existing façade is allowed as long as the new signage does not exceed the square footage of the existing sign.
  - c. An opaque fence shall be required to parallel US-129.
  - d. The new 816 sq. ft. building shall be allowed to match the existing building in materials, color, & type of construction. Standing seam roof panels shall be allowed.
  - e. No storage of material shall be allowed outside of the fenced area.
  - f. Gravel storage and parking is allowed for the area in the rear of the existing building.
2. The development shall follow all Hall County Development Review processes and stormwater requirements.
3. If the existing driveway is modified, a permit may be required by GDOT.
4. The following uses are not allowed:
  - a. Automobile repair garage.
  - b. Drive-in theaters.
  - c. Hotel, motels, or tourist courts.
  - d. Junk yards.
  - e. Planned-unit developments on a minimum of ten acres.
  - f. Service stations.
  - g. Family day care home.
  - h. Group day care home.
  - i. Adult establishments.
  - j. Astrologers, clairvoyants, fortune tellers, and related occupations to this list of occupations.

**Purpose of Request:**

**1600 Athens Highway, Building C | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | **Proposed use: countertop manufacturing with outdoor storage** | Commission District 3 | **Gerardo Vargas, applicant.**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	CR	JR	

**Attachments:**

- Updated Board Memo - as of 3/6/2023
- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo