



AGENDA ITEM

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

REPORT TO: Work Session (06/05/23)

REPORT TO: Voting Meeting (06/08/23)

ITEM NO: 292/2023

SUBJECT: **2156 Athens Highway | Use Subject to County Commission Approval |** on a 11.16± acre tract located on the west side of Athens Highway approximately 968 feet from its intersection with Wilson Drive | Zoned I-II; Tax Parcel 15032D000057B | **Proposed use: car sales |** Commission District 3 | **2156 Athens Highway, LLC, applicant.**

Meetings:

Work Session Date: 06/05/23

Voting Meeting Date: 06/08/23

Executive Summary:

Presenter: RD

Recommendation:

Approve, with conditions: 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.

2. A 50 foot transitional buffer shall be planted or remain undisturbed along any boundary which abuts residential use. Planting standards shall meet those requirements in §17.260 of the Official Code of Hall County.
3. The entire salvage yard shall be fenced with a minimum 8 foot height opaque fence constructed parallel to Athens Highway.
4. All inventory shall be parked at least 300 feet from the centerline of Athens Highway. Customer and employee parking shall be allowed in the front of the property (within 300 feet of the centerline of Athens Highway).
5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
6. All mechanical services shall be conducted within a garage bay.
7. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

History:

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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	CR		JR

Attachments:

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