



## 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:** 293/2023

**SUBJECT:** **1596 Fulenwider Road | Use Subject to County Commission Approval |** on a 5.66± acre tract located on the south side of Fulenwider Road approximately 1,100 feet from its intersection with May Drive | Zoned I-II; Tax Parcel 15031 000135 | **Proposed use: epoxy manufacturing facility |** Commission District 3 | **Warren Environmental and Coatings, LLC, applicant.**

#### Meetings:

**Work Session Date:** 06/05/23

**Voting Meeting Date:** 06/08/23

#### Executive Summary:

**Presenter:** RD

**Recommendation:**  
Approval, 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. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
3. All conditions of zoning shall be made part of any plats created for the property.
4. This approval shall be limited to the conditional uses noted in code section 17.170.020 uses 17 and 18.

**Purpose of Request:**  
**1596 Fulenwider Road | Use Subject to County Commission Approval |** on a 5.66± acre tract located on the south side of Fulenwider Road approximately 1,100 feet from its intersection with May Drive | Zoned I-II; Tax Parcel 15031 000135 | **Proposed use: epoxy manufacturing facility |** Commission District 3 | **Warren Environmental and Coatings, LLC, applicant.**

#### 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?** 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:**

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