



AGENDA ITEM

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

REPORT TO: Work Session (10/09/23)

REPORT TO: Voting Meeting (10/12/23)

ITEM NO: 528/2023

SUBJECT: **2353 Athens Highway | Use Subject to County Commission Approval**
|17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales** | Commission District 4 | **Morteza Modaber, applicant.**

Meetings:

Work Session Date: 10/09/23

Voting Meeting Date: 10/12/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. The property shall be approved for used vehicle sales only, subject to all conditions herein and development standards enforced at the time of site plan approval. No variances are approved as part of this request other than those stated. No other uses shall be permitted unless approved by the Board of Commissioners.
2. Development is approved as generally shown on the concept plan and described in the project narrative (both dated May 8, 2023), modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
3. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
4. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
5. Any outdoor storage shall be screened as required by the standards listed in section 17.420 Gateway Corridors Overlay District.
6. Vehicles displayed for sale may be parked on geogrid with gravel as shown on the submitted site plan.
7. Per, [2.60.060](#). – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
8. All conditions of zoning shall be made part of any plats created for the property.
9. There shall be a vegetative buffer to the east of the property. A landscape plan shall be submitted to be approved by staff.
10. No servicing or maintenance of vehicles shall be allowed.
11. The hours of operation shall be Monday thru Friday 9:30am to 6pm, Saturday 9:30am to 4pm and closed on Sunday.
12. The applicant shall install a 10 foot wide landscape strip along Athens Highway, and shall work with planning staff to determine the appropriate plantings.

Purpose of Request:

2353 Athens Highway | Use Subject to County Commission Approval |17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales | Commission District 4 | Morteza Modaber, 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:

| Submit | Approve | Attorney | Administration |
|--------|---------|----------|----------------|
| AD | RD | WLI | CR |
| Clerk | | | |
| JR | | | |

Attachments:

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