



AGENDA ITEM

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

REPORT TO: **Work Session (05/05/25)**

REPORT TO: **Voting Meeting (05/08/25)**

ITEM NO: 227/2025

SUBJECT: **3800 Athens Highway | Rezone** | from Planned Commercial Development (PCD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) | on a 99.24 ± acre tract located on the west side of Athens Highway approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses** | Commission District 3 | **Hughes Commercial Real Estate, applicant**

Meetings:

Work Session Date: 05/05/25

Voting Meeting Date: 05/08/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated March 6, 2025, and the project narrative dated March 12, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. All construction within the development shall be limited to a total of 499,000 square feet.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. A variance to section 6.2.5.C.2.e – Parking Lot Design Standards, as outlined in the submitted narrative, is granted with the following modification: A 20 foot landscape strip, including 3 foot berms, shall be established along the property line abutting Athens Highway. The planting plan shall require a mixture of evergreen and deciduous trees and shrubs. Final review and approval of the landscape plan shall be subject to the Director of Planning and Zoning, or their designee.
7. A variance is granted to allow for gravel storage per the submitted site plan dated March 6, 2025. All outdoor storage shall be screened per GCOD standard. Outdoor storage shall be defined by those items listed in section 7.6.6.A 1 through 6 in the Hall County Unified Development Code.
8. No building shall exceed 40 feet in height.
9. The front and side elevations of buildings which are oriented parallel to Athens Highway shall meet GCOD standards. Rear elevations, where loading docks are located, may feature metal siding if the elevation is not visible from Athens Highway. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.
10. The following statement regarding the potential impacts of agricultural operations in the area shall be made as part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

Purpose of Request:

3800 Athens Highway | Rezone | from Planned Commercial Development (PCD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) | on a 99.24 ± acre tract located on the west side of Athens Highway approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses** | Commission District 3 | **Hughes Commercial Real Estate, 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
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comments
Fire Comment
Tax Assessors Comment
Letter To Neighbors
Notice Sign
Presentation from Applicant - rec'd 5/7/2025