



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: 223/2025

SUBJECT: **0 & 3566 Athens Highway | Rezone** | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses** | Commission District 3 | **Simpson Trucking and Grading, Inc., 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 April 3, 2025, and as described in the project narrative dated February 19, 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. 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.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property
5. A 50 foot buffer shall be maintained except designated otherwise as shown on the submitted site plan dated April 3, 2025.
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 30 foot sloped landscape buffer with vegetative screening 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. Section 6.2.5.B.6 – Additional Landscape and Screening Standards shall be met per the Hall County Unified Development Code.
8. A variance is granted to allow for gravel parking/equipment storage areas per the submitted site plan dated April 3, 2025. All outdoor storage shall be screened per GCOD standards. 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.
9. A variance for parking requirements is granted with the maximum number of parking spaces not to exceed 200.
10. A variance is granted to allow metal siding and roof on the 40,000 square foot building located at the rear of the property as well as on the rear elevation on the 45,000 square foot building located at the front of the property shown on the submitted concept plan dated April 3, 2025. Elevations, colors, and materials shall be subject to the final review and approval of the Director of Planning and Zoning, or their designee.
11. No building shall exceed 40 feet in height.

Purpose of Request:

0 & 3566 Athens Highway | Rezone | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses** | Commission District 3 | **Simpson Trucking and Grading, Inc., 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
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign