



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (06/09/25)

**REPORT TO:** Voting Meeting (06/12/25)

**ITEM NO:** 305/2025

**SUBJECT:** **5707 Holiday Road | Amend Conditions of Zoning** | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**

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### Meetings:

**Work Session Date:** 06/09/25

**Voting Meeting Date:** 06/12/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions

1. The property shall be developed in accordance with the site plan revised April 28, 2025, and as described in the revised project narrative dated April 28, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be used for vehicle sales and vehicle repair only.
3. The property is not approved for any rental of parking spaces, including those to be leased for truck parking.
4. Customer, employee, and vehicle repair parking shall be provided as required by the Unified Development Code of Hall County per Table 8.1.1.
5. The sales lot shall be limited to 141 parking spaces, with 26 spaces reserved for customer and employee parking.
6. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs of improvements necessary for the development.
7. 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 Official 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.
8. All conditions of zoning shall be made part of any plats created for the property.

### Purpose of Request:

### History:

5707 Holiday Road | Amend Conditions of Zoning | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | Ayoub Botrus, applicant

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

**Attachments:**

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