



AGENDA ITEM

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

REPORT TO: Work Session (07/21/25)

REPORT TO: Voting Meeting (07/24/25)

ITEM NO: 412/2025

SUBJECT: **2978 Athens Highway | Rezone** | from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.
4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
5. 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 the Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats created for the property.

Purpose of Request:

History:

2978 Athens Highway | Rezone | from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use:** Convenience store with fuel sales | Commission District 3 | **Asif Mistry, applicant**

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?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Renderings
 Deed
 Legal Description
 Water Availability
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Public Comments
 Notice Sign