



AGENDA ITEM

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

REPORT TO: Work Session (08/11/25)

REPORT TO: Voting Meeting (08/14/25)

ITEM NO: 454/2025

SUBJECT: **2353 Athens Highway | Special Use** | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | **Proposed Use: Vehicle sales** | Commission District 4 | **Morteza Modaber, applicant**

Meetings:

Work Session Date: 08/11/25

Voting Meeting Date: 08/14/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan and as described in the project narrative, both dated May 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Notes on the site plan designating "gravel paving" shall be disregarded per condition #2.
2. The total number of parking spaces for sales shall be limited to a total of 34 spaces. All driveways and parking areas shall be paved with asphalt or concrete. No gravel shall be allowed.
3. No servicing or maintenance of vehicles shall be allowed.
4. The hours of operation shall be Monday through Friday 9:30 a.m. to 6:00 p.m., Saturday 9:30 a.m. to 4:00 p.m. and closed on Sunday.
5. Storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
6. Plans for any improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. 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 of improvements necessary for the development.
8. 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.
9. All conditions of zoning shall be made part of any plats created for the property.
10. Any exterior modifications, improvements, or alterations to the site shall comply with the Unified Development Code as well as those standards outlined within Article 6 - Gateway Corridor Overlay District.

Purpose of Request:

History:

2353 Athens Highway | Special Use | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | Proposed Use: Vehicle sales | Commission District 4 | Morteza Modaber, 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? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Legal Description
- 2023 Board of Commissioners Letter
- Environmental Health Comment
- GDOT Comment
- Public Works Comments
- Fire Comment
- Notice Sign