



AGENDA ITEM

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

REPORT TO: **Work Session (10/20/25)**

REPORT TO: **Voting Meeting (10/23/25)**

ITEM NO: 590/2025

SUBJECT: **5481 & 5489 Technology Parkway | Amend Conditions** | on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | **Proposed use: Storage lot** | Commission District 1 | **Top-End Motor Storage, LLC., applicant**

Meetings:

Work Session Date: 10/20/25

Voting Meeting Date: 10/23/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

- 1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated August 1, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. A storage lot is permitted as shown in the submitted site plan with a maximum of nine parking spaces for tractor trailer parking.
- 3. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply 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.
- 4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
- 5. An 8 foot solid opaque fence shall be installed along the property lines abutting residentially-zoned properties. There shall also be a 50 foot undisturbed buffer installed along the property lines abutting residentially-zoned properties.
- 6. An 8 foot high opaque fence shall be installed around the perimeter of the outdoor storage area as shown on the submitted site plan dated December 6, 2024.
- 7. The request for further subdivision of the lots is denied. Any further subdivision of the lots will require approval of a special use in a separate application.
- 8. The following uses shall be prohibited within the development:
 - a. Marina
 - b. Adult establishment
 - c. Adult care centers
 - d. Private morgues, mortuary, crematorium
 - e. Psychic fortune teller
 - f. Pawn shop, pawn broker, title pawn, title loan, check cashing
 - g. Smoke or vape shop

Purpose of Request:
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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	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat

Maps
Deed
Historical Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign