



## AGENDA ITEM

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

**REPORT TO:** **Work Session (12/08/25)**

**REPORT TO:** **Voting Meeting (12/11/25)**

**ITEM NO:** 670/2025

**SUBJECT:** **221 Highland Terrace | Variance to Section 5.5 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | Proposed Use: Bring existing structure into compliance | Commission District 4 | Generacion De Fe, applicant**

### Meetings:

**Work Session Date:** 12/08/25

**Voting Meeting Date:** 12/11/25

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends approval of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated June 13, 2025, and as described in the project narrative dated August 15, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

### Purpose of Request:

**221 Highland Terrace | Variance to Section 5.5 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | Proposed Use: Bring existing structure into compliance | Commission District 4 | Generacion De Fe, applicant**

### History:

### Facts and Issues:

**Funding Requested**

\$ 0.00

**Are funds within current budget?**

No

**Source of Funds**

### Options:

**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	KA	JL	CR
<b>Clerk</b>			
JR			

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**Attachments:**

Staff Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Staff Comment  
Public Comment  
Notice Sign