



AGENDA ITEM

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

REPORT TO: Work Session (01/05/26)

REPORT TO: Voting Meeting (01/08/26)

ITEM NO: 782/2025

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** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

Meetings:

Work Session Date: 01/05/26

Voting Meeting Date: 01/08/26

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:

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	KA	JL	CR
Clerk			
JR			

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

Updated Notice Sign