



## 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:** 789/2025

**SUBJECT:** **2017 Athens Highway | Rezone** | from Agricultural Residential (AR-1), Residential 1 (R-1) and Highway Business (H-B) to Highway Business (H-B) | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

### Meetings:

**Work Session Date:** 01/05/26

**Voting Meeting Date:** 01/08/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Denial, as the proposed zoning is not consistent with the "Suburban Neighborhood, Medium-Density" future land use designation in the Comprehensive Plan.

**Purpose of Request:**

**2017 Athens Highway | Rezone** | from Agricultural Residential (AR-1), Residential 1 (R-1) and Highway Business (H-B) to Highway Business (H-B) | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	KA	JL	CR
<b>Clerk</b>			
JR			

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**Attachments:**

Staff Report  
Application  
Statement of Hardship  
Narrative  
Site Plan  
Survey  
Maps  
Deed  
Legal Description  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Notice Sign