



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: 791/2025

SUBJECT: **2017 Athens Highway | Variance to Section 6.2 |** to reduce the required buffer | 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 concurrent variance is subject to approval of the rezone and special use request which are not consistent with the “Suburban Neighborhood, Medium-Density” future land use designation in the Comprehensive Plan.

Purpose of Request:

2017 Athens Highway | Variance to Section 6.2 | to reduce the required buffer | 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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

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