



## 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
<b>Clerk</b>			
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