



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/20/26)

**REPORT TO:** Voting Meeting (01/22/26)

**ITEM NO:** 9/2026

**SUBJECT:** **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**

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### Meetings:

**Work Session Date:** 01/20/26

**Voting Meeting Date:** 01/22/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends **DENIAL** of the applicant's request. However, if the County Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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			

**Attachments:**

Staff Report  
Application  
Updated Narrative  
Narrative  
Updated Site Plan  
Site Plan  
Plat  
Maps  
Renderings  
Deed  
Legal Description  
Water Availability  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Public Comments  
Notice Sign  
8-1-2008 BOC Action Letter  
Public Comment - from Kevin Shockley