



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (02/23/26)

REPORT TO: Voting Meeting (02/26/26)

ITEM NO: 75/2026

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** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting.

Meetings:

Work Session Date: 02/23/26

Voting Meeting Date: 02/26/26

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:

History:

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**

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
Updated Narrative - rec'd 2/19/2026
Updated Narrative
Narrative
Site Plan
Updated Site Plan
Updated Site Plan - rec'd 2/11/2026
Plat
Maps
Map - Comments Received by Neighbors
Renderings
Gravesite Photos
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comments
Notice Sign
Updated Notice Sign - February 12, 2026
Update Notice Sign - February 26, 2026
8-1-2008 BOC Action Letter
Constitutional Objection - from Hulsey, Oliver & Mahar
Public Comment - from Kevin Shockley
Public Comment - from Karen Shore (2/5/2026)
Public Comment - from Karen Shore (2/9/2026)
Public Comment - from Danielle Roberts

Public Comment - from Steve Klacik
Public Comment - from Leah Sexton
Public Comment - from Teresa Kinsey