



AGENDA ITEM

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

REPORT TO: Work Session (03/23/26)

REPORT TO: Voting Meeting (03/26/26)

ITEM NO: 115/2026

SUBJECT: 2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated February 4, 2026, and the project narrative dated January 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
3. All repair activity must occur within a building or within a screened area behind the primary building.
4. Any future development or modifications shall be subject to the standards of the Gateway Corridor Overlay District. No variances are granted from these standards, other than those shown on the submitted site plan.
5. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, 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
- Site Plan
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comments
- Fire Comment
- Notice Sign
- GDOT Concept Review