



## AGENDA ITEM

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

---

**REPORT TO:** Work Session (04/06/26)

**REPORT TO:** Voting Meeting (04/09/26)

**ITEM NO:** 137/2026

**SUBJECT:** **5407 Technology Parkway & 5472 Winder Highway | Special Use |** for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor | Commission District 1 | Premier Building Systems, applicant**

---

#### Meetings:

**Work Session Date:** 04/06/26

**Voting Meeting Date:** 04/09/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**

Approval, with conditions, as the proposed use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).

1. The property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.
3. A combination plat shall be recorded prior to the LDP being issued for the site.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**5407 Technology Parkway & 5472 Winder Highway | Special Use |** for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor | Commission District 1 | Premier Building Systems, 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  
Narrative  
Site Plan  
Topography Survey  
Plat  
Maps  
Deed  
Water Availability  
Environmental Health Comment  
GDOT Comment  
GDOT Reviewed Concept Plan  
GHMPO Comment  
Public Works Comment  
Fire Comment  
Business License Comment  
Notice Sign