



AGENDA ITEM

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

REPORT TO: Work Session (01/10/22)

REPORT TO: Voting Meeting (01/13/22)

ITEM NO: 672/2021

SUBJECT: Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. Commission District 4.

Meetings:

Work Session Date: 01/10/22

Voting Meeting Date: 01/13/22

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions. Conditions: 1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. A 50 foot transitional buffer shall be planted or remain undisturbed along any boundary which abuts residential use. Planting standards shall meet those requirements in Å§17.260 of the Official Code of Hall County. 3. A minimum 8 foot height opaque fence shall be constructed parallel to Athens Highway. 4. All inventory shall be parked at least 300 feet from the centerline of Athens Highway. Customer and employee parking shall be allowed in the front of the property (within 300 feet of the centerline of Athens Highway). 5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained. 6. All mechanical services shall be conducted within a garage bay. 7. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. Commission District 4.

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	Budget	Finance
JR	EG	EW	ZP
Attorney	Administration	Clerk	
VS	LJ	LR	

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Updated Site Plan
 Site Plan
 Maps
 Updated Photo Renderings
 Photo Renderings
 Deed
 Environmental Health Comments
 GDOT Comments
 Public Works Comments