



## AGENDA ITEM

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

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**REPORT TO:** Work Session (05/09/22)

**REPORT TO:** Meeting (05/11/22)

**ITEM NO:** 224/2022

**SUBJECT:** Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

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### Meetings:

**Work Session Date:** 05/09/22

**Voting Meeting Date:** 05/11/22

### Executive Summary:

**Presenter:** SY

**Recommendation:**

Approve, with 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. The building materials and architectural design shall be consistent with Â§17.420.050. No variances to the building materials are approved as a part of this request. 3. Any outdoor storage shall be screened in accordance with Â§17.260.020 of the Official Code of Hall County. 4. All welding activities shall be conducted within the enclosed building. 5. All conditions of zoning shall be made part of any plat created for the property. 6. A 50 inch transitional buffer shall be added along the 186 feet lot line as well as the 236.5 feet lot line. 7. All other buffers shall stay as proposed on applicants site plan. 8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

**Purpose of Request:**

Application of G & G Fabricators LLC to rezone from Suburban Shopping (S-S) to Light Industrial (I-I) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial — welding shop. Commission District 3.

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested**

\$ 0.00

<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Budget	Finance
AD	SY	TS	WG
Attorney	Administration	Clerk	
WLI	LJ	JR	

**Attachments:**

Board Memo  
 Recommendation Report  
 Application  
 Narrative  
 Site plan  
 Maps  
 Renderings  
 Environmental Health Comments  
 GDOT Comments  
 Public Works Comments  
 Notice Sign Photos