



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 136/2026

**SUBJECT:** **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

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#### 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 a customary temporary use associated with the development of a subdivision.

1. Development is approved as generally shown on the site plan dated October 28, 2024, and described in the project narrative dated February 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The construction trailer shall be removed within 16 months following the issuance of building permits for the installation of the construction trailer.
3. The construction trailer must comply with standards as specified in section 7.9.4.B, Unified Development Code of Hall County.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted herein.

**Purpose of Request:**

**7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, 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
- Plat
- Maps
- Deed
- Historic Board of Commissioners Letter
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign