



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: 142/2026

SUBJECT: **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, 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 consistent with the “Business Nodes & Corridors” future land use classification within the Comprehensive Plan.

1. No outside storage is permitted, including the existing shipping containers on site. The fenced area located in front of the building shall be utilized for employee/customer parking only.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

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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? No

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 Comment
- Fire Comment
- Business License Comment
- Notice Sign
- Map - Public Comments Received
- Public Comment - from Will Noethling