



AGENDA ITEM

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

REPORT TO: Work Session (05/11/26)

REPORT TO: Voting Meeting (05/14/26)

ITEM NO: 210/2026

SUBJECT: **860 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in I-1** | Commission District 1 | **Richard J. Garner, applicant**

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL of the applicant's request, as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

Purpose of Request:

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in I-1** | Commission District 1 | **Richard J. Garner, 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:

Submit	Approve	Attorney	Administration
LT	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Board Memo
Application
Narrative
Site Plan
Plat
Maps
Deed
Noise Study Report
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign
Letter - from Hulsey, Oliver & Mahar, LLP