



AGENDA ITEM

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

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

REPORT TO: Voting Meeting (05/28/26)

ITEM NO: 271/2026

SUBJECT: **866 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution** | Commission District 1 | **Taylor & Mathis, applicant**

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends approval, with conditions, as the proposed zoning is consistent with the “Business Nodes & Corridors” future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated February 24, 2026, and as described in the project narrative received March 27, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

866 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution** | Commission District 1 | **Taylor & Mathis, 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
KE	LT	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Elevations
- Deed
- Water Availability Letter
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Signs