



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/22/26)

REPORT TO: Voting Meeting (06/25/26)

ITEM NO: 367/2026

SUBJECT: **4431 Jim Hood Road & 4474 Highland Road | Rezone** | from Agricultural Residential (AR-1) and Vacation Cottage (V-C) to Residential (R-1)/Conservation Subdivision (CS) | on a combined 38.83± acre tract located at the northwest corner of the intersection of Jim Hood Road and Highland Road | Zoned AR-1 & V-C; Tax Parcels 12002 000001A; 12001 000006 (pt) | **Proposed Use: 56-lot single-family subdivision** | Commission District 3 | **Kent Henderson, applicant**

Meetings:

Work Session Date: 06/22/26

Voting Meeting Date: 06/25/26

Executive Summary:

Presenter: LT

Recommendation:

Denial, as the proposed zoning is inconsistent with the “Rural Neighborhood” future land use classification within the Comprehensive Plan. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated April 27, 2026, and narrative received April 28, 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. The development shall be compliant with the Unified Development Code of Hall County.
3. The applicant shall identify the entity responsible for ownership and maintenance of all required open space and common facilities within the subdivision. Should a Homeowners Association (HOA) be established, membership in the HOA shall be mandatory for all property owners within the subdivision and for all future successors.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property

Purpose of Request:

History:

4431 Jim Hood Road & 4474 Highland Road | Rezone | from Agricultural Residential (AR-1) and Vacation Cottage (V-C) to Residential (R-1)/Conservation Subdivision (CS) | on a combined 38.83± acre tract located at the northwest corner of the intersection of Jim Hood Road and Highland Road | Zoned AR-1 & V-C; Tax Parcels 12002 000001A; 12001 000006 (pt) | **Proposed Use: 56-lot single-family subdivision** | Commission District 3 | **Kent Henderson, applicant**

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	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Water Availability Letter
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Tax Assessors Comment
- Notice Sign
- Public Comment - from Robb Owens
- Public Comment - from Roger Owens
- Public Comment - from Roger Owens
- Public Comment - from Clayton Shope
- Public Comment - from Kristen Green
- Public Comment - from Marty Owens
- Public Comment - from Cheri Vachtsevanos
- Public Comment - from George Giannoulas
- Public Comment - from Mark Owens
- Public Comment - from Steven Lewallen