



## AGENDA ITEM

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

**REPORT TO:** Work Session (08/10/26)

**REPORT TO:** Voting Meeting (08/13/26)

**ITEM NO:** 495/2026

**SUBJECT:** **5205 Winder Highway | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial (I-1)** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

### Meetings:

**Work Session Date:** 08/10/26

**Voting Meeting Date:** 08/13/26

### Executive Summary:

**Presenter:**

KA

**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 July 1, 2026, and as described in the project narrative received July 3, 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:**

**5205 Winder Highway | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial (I-1)** | Commission District 1 | **Jack Albert CRE, 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:**

| Submit | Approve | Attorney | Administration |
|--------|---------|----------|----------------|
| KE     | LT      | JL       | CR             |
| Clerk  |         |          |                |
| JR     |         |          |                |

**Attachments:**

Staff Report

Application

Narrative

Site Plan

Plat

Maps

Renderings

Deed

Historic Board of Commissioners Letter

Water Availability

Sewer Availability

Environmental Health Comment

GDOT Comment

GHMPO Comment

Public Works Comment

Fire Comment

Building Inspections Comment

Notice Sign