



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (08/24/26)

REPORT TO: Voting Meeting (08/27/26)

ITEM NO: 517/2026

SUBJECT: **6820 Holly Springs Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

Meetings:

Work Session Date: 08/24/26

Voting Meeting Date: 08/27/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions**, as the proposed zoning is consistent with the “Rural Agricultural” future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan received July 1, 2026, and as described in the project narrative dated June 26, 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, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

6820 Holly Springs Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, 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
Statement of Hardship
Site Plan
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign