



AGENDA ITEM

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

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

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

ITEM NO: 522/2026

SUBJECT: 0, 0 & 2378 Pine Circle Drive | Rezone | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

Meetings:

Work Session Date: 08/24/26

Voting Meeting Date: 08/27/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial** as the proposed zoning is not consistent with the “Suburban Neighborhood, Medium-Density” future land use classification within the Comprehensive Plan.

However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated June 26, 2026, and as described in the project narratives dated May 5, 2026, and July 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The applicant shall remove the existing garage on tax parcel 08005 000025 prior to plat approval in order to create the 25’ foot wide road frontage access for tax parcel 00116 002023.
3. Any modification or replacement of the mobile home shall comply with all standards in effect at the time.
4. The commercial use of a telecommunication facility shall be the only permitted use on tax parcel 00116 002023 without approval from the Board of Commissioners.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request:

History:

0, 0 & 2378 Pine Circle Drive | Rezone | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
 Application
 Telecommunications Documentation part 1
 Telecommunications Documentation part 2
 Telecommunications Documentation part 3
 Completeness Report
 Narrative
 Statement of Hardship
 Site Plan
 Plat
 Maps
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Building Inspections Comment
 Notice Sign
 Applicant's Presentation
 Map - Public Comments Rec'd
 Public Comment - from Sherry Dubose
 Public Comment - from Rafael Sanjuan
 Public Comment - from Josue Tavira