



AGENDA ITEM

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

REPORT TO: Voting Meeting (09/22/26)

ITEM NO: 603/2026

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**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

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	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Memo
Updated Site Plan and Narrative (as of 9-4-2026)
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
Updated Notice Signs - rec'd 9/8/2026
Map - Public Comments Rec'd (as of 8/28/2026)
Map - Public Comments Rec'd (as of 9/21/2026)
Public Comment - from Sherry Dubose
Public Comment - from Sherry Dubose 2
Public Comment - from Rafael Sanjuan
Public Comment - from Josue Tavira
Public Comment - from Sherry DuBose
Public Comment - from America Lucario
Public Comment - from Lara Morgan
Public Comment - from Tanya Mulka
Applicant's Presentation
Email from Applicant - Addressing Public Comment Concerns