



AGENDA ITEM

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

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

ITEM NO: 605/2026

SUBJECT: **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre 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 no hardship exists pursuant to the criteria of 11.1.1.D.11.

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 | Variance to Section 7.4.5 | to telecommunication tower standards | on a 4.99± acre 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:

Application
See Rezone Item for All Other Documents Related to Application