

Narrative for Barker Road Zoning/Conditional Use Request & Variance Requests

**2714, 2720, 2740 Barker Road & recently acquired R.O.W.
July 8, 2026**

The subject property is currently zoned **AR-I** and is located within the **Hall County Gateway Corridor**. The proposed development consists of a phased mixed-use commercial project that will include:

- A convenience store with a gas station (potentially operating 24 hours)
- A restaurant
- Retail and office space

All phases of development will comply with the applicable Hall County setback requirements. Inter-parcel access will be provided and recorded to ensure connectivity between future uses. The development will also comply with the Hall County Gateway Corridor Overlay District (GCOD) standards.

The project will be served by **City of Gainesville water**, with septic tanks and drain fields located as shown on the proposed site plan. A **50-foot undisturbed buffer** will be maintained adjacent to neighboring residentially zoned properties.

Property History

The property has historically been utilized as a mobile home park and currently contains an existing cellular communication tower, with portions remaining vacant. As part of the redevelopment, the existing mobile homes will be removed while the cellular tower will remain in operation. The redevelopment will transform the site into a commercial destination featuring a gas station, restaurant, and retail/office uses that are compatible with the surrounding Gateway Corridor.

Variance Request

A variance is requested from the Gateway Corridor Overlay District (GCOD) Section 6.2 to permit parking between the proposed buildings and Highway 53. This modification is requested to accommodate the site's layout while allowing for safe vehicular circulation, efficient site design, and functional access. The proposed configuration supports the overall redevelopment of the property while maintaining compliance with the intent of the Gateway Corridor standards wherever practical.

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

See Narrative

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

4. Such conditions are not the result of any actions of the property owner.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

I hereby certify that the above information and all attached information is true and correct.

Applicant



Date

7/8/2026