



AGENDA ITEM

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

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

ITEM NO: 622/2026

SUBJECT: **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone** | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions**, as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated July 8, 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.
3. A 25-foot minimum transitional buffer shall be maintained between commercial and residential zoning districts as shown on the submitted site plan.
4. Public Works may require access improvements or modifications along Barker Road at the time of LDP submission subject to determination by the Public Works Director, or their designee.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request:

History:

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America’s Home Place, Inc., 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
Narrative
Site Plan
Survey
Maps
Deeds
Traffic Study
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign
Public Comment - from Jessica Chapman