



AGENDA ITEM

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

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

ITEM NO: 624/2026

SUBJECT: **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2** | to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner 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 **denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner 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**

History:

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:

Application

See Rezone Item for Application Materials