AGENDA ITEM

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

REPORT TO: **Work Session (10/05/26)**

REPORT TO: **Voting Meeting (10/08/26)**

ITEM NO: 637/2026

SUBJECT: **3710, 3716 & 3728 Jones Drive | Rezone |** from Agricultural Residential (AR-1) to Residential (R-1) | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 **| Proposed Use: 3-lot subdivision |** Commission District 1 **| Hudson Land Holdings, LLC, applicant**

Meetings:

Work Session Date: 10/05/26 **Voting Meeting Date:** 10/08/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request, as the proposed zoning is consistent with the surrounding residential neighborhood, with the following conditions:

1. The property shall be developed in accordance with the site plan received June 5, 2026, and as described in the project narrative dated August 5, 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. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3710, 3716 & 3728 Jones Drive | Rezone | from Agricultural Residential (AR-1) to Residential (R-1) | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 | **Proposed Use: 3-lot subdivision** | Commission District 1 | **Hudson Land Holdings, LLC, 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:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign