AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (11/16/26)**

ITEM NO: 739/2026

SUBJECT: **(A) 1555C Calvary Church Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

(A) Approval, with conditions, as the proposed zoning is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan in the Gainesville Character Area.

1. The property shall be developed in accordance with the site plan dated October 1, 2026, and narrative dated October 1, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The existing residence and driveway on Candler Road (SR60) shall be removed prior to issuance of a Land Disturbance Permit.
3. 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.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

(A) 1555C Calvary Church Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

History:

Facts and Issues:

Options:

Approvals:

Submit	Review

Submit	Review
KE	LT

Attachments:
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Buffer Exhibit
Plat
Maps
Site Photos
Deed
Traffic Memo
Department Comments
Notice Sign