AGENDA ITEM

New Business

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

ITEM NO: 743/2026

SUBJECT: **0 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed zoning and development is consistent with the Lakeside Residential future land use designation within the Comprehensive Plan in the East Hall Character Area.

1. The property shall be developed in accordance with the site plan dated October 7, 2026, and as described in the project narrative received October 19, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a total of 48 single-family detached residential units.
3. Access to the development shall be subject to approval by the Hall County Public Works Department. Following review and acceptance of the Traffic Impact Study (TIS) by Public Works, all required improvements shall be incorporated into the development plans for review and approval. Any costs associated with these improvements shall be the responsibility of the developer.â€¯
4. All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

History:

0 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) | **Proposed Use: 48-unit residential development** | ** Commission District 3 | **Habitat for Humanity of Hall County, Inc, applicant**

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Staff Report
Application
Narrative
Site Plan
Maps
Deed
Traffic Memo
Water Availability
Sewer Availability
Department Comments
Notice Signs
Public Comment - Collins
Public Comment - Lipscomb