AGENDA ITEM

New Business

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

ITEM NO: 749/2026

SUBJECT: **(A) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone |** from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission Districts 3 and 4 **| Cook Communities, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

(A) Approval, with conditions as the proposed development is consistent with the "Suburban Neighborhood, Medium Density" 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 September 30, 2026, and as described in the project narrative dated September 17, 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 234 lots: 51 townhomes and 183 single-family detached.
3. Access to the development shall be approved by Hall County Public Works Department. Following review 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.
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. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
6. 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, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.
7. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

(A) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone | from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission Districts 3 and 4 **| Cook Communities, applicant**

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Staff Report
Application
Narrative
Site Plan
Plats
Maps
Deeds
Traffic Impact Study
Water & Sewer Availability Letter
Department Comments

Notice Sign