AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 790/2026

SUBJECT: **954 Gainesville Highway | Special Use |** for vehicle repair, minor in GCOD | on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 **| Proposed Use: Vehicle repair, minor |** ** Commission District 1 **| William Greene, applicant**

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed use meets all minimum standards of the Highway Business (H-B) zoning district.

1. The property shall be developed in accordance with the site plan dated October 6, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No further development shall be permitted until a combination plat is approved by the County.
3. Any further development shall comply with Gateway Corridor Overlay District (GCOD) standards.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

954 Gainesville Highway | Special Use | for vehicle repair, minor in GCOD | on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 | **Proposed Use: Vehicle repair, minor** | ** Commission District 1 | **William Greene, applicant**

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Department Comments
Notice Sign