



## AGENDA ITEM

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

**REPORT TO:** **Work Session (08/25/25)**

**REPORT TO:** **Voting Meeting (08/28/25)**

**ITEM NO:** 495/2025

**SUBJECT:** **1731 Friendship Road | Variance From Section 6.2 | GCOD development standards | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | Proposed use: Uses permitted in H-B | Commission District 1 | Tim Wilbanks, applicant**

### Meetings:

**Work Session Date:** 08/25/25

**Voting Meeting Date:** 08/28/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Denial

### Purpose of Request:

**1731 Friendship Road | Variance From Section 6.2 | GCOD development standards | on a 10.09± acre tract located on the northwest side of Friendship Road approximately 240 feet from its intersection with Reunion Way | Zoned AR-1; Tax Parcel 15041 000190 | Proposed use: Uses permitted in H-B | Commission District 1 | Tim Wilbanks, applicant**

### History:

On December 14, 2023, the board denied a previous rezoning request which included one commercial office building and a 185-unit multi-family development. The current application does not include any residential uses. However, the UDC does prohibit parking between the principal building and the street within the GCOD, creating the need for a variance request.

### Facts and Issues:

On July 3, 2025, the Hall County Superior Court issued a court order requiring the rezoning request to be remanded for further consideration by the Board of Commissioners.

### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes

**Is there a deadline for this item?****Approvals:**

Submit	Approve	Attorney	Administration
BG	BG	JL	CR
<b>Clerk</b>			
			JR

**Attachments:**

Board Memo  
Staff Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Superior Court Order  
Superior Court Motion  
Sewer Availability  
Environmental Health Comment  
Public Works  
GDOT Comment  
Fire Comment  
Notice Sign  
Public Comment - Opposition - from Reunion Neighbor Committee  
Public Comment - 1731 Friendship Road - from Katherine Niesi  
Public Comment - 1731 Friendship Road - from Cliff Whitehead  
Public Comment - 1731 Friendship Road - from Tim Mason  
Public Comment - 1731 Friendship Road - from Glenn Rush  
Public Comment - 1731 Friendship Road - from Valerie Wood  
Public Comment - 1731 Friendship Road - from Marc and Nancy Ledoux  
Public Comment - 1731 Friendship Road - from Holly Williams  
Public Comment - 1731 Friendship Road - from Kathy Dondoyano  
Public Comment - 1731 Friendship Road - from Jim Mikoy  
Public Comment - 1731 Friendship Road - from George Saloom  
Public Comment - 1731 Friendship Road - from James Long  
Public Comment - 1731 Friendship Road - from Michael and Margaret Reiland  
Public Comment - 1731 Friendship Road - from Robyn and Shane Strickland  
Public Comment - 1731 Friendship Road - from Rosemarie Wood