



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:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	JL	CR
Clerk			
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