



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: November 3, 2025

Subject: **6382 Lakeview Drive | Appeal a Planning Commission approval for a Variance to section 4.1 | to reduce the minimum yards | on a 0.23± acre tract | Zoned V-C; Tax Parcel 07360A000014 | Proposed use: Single-family residence | Tyler Young, applicant**

The request before you is the appeal of Lakeview Drive Property, LLC, West and Helen Hamryka, c/o Richard A. Wingate. On October 6, 2025 the Hall County Planning Commission approved a request by Tyler Young to reduce the right and left yard setbacks for a single-family residence from 10 feet to 4 feet (right) and 6 feet (left). This item is located within Commission District 2.

At their October 6, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with three (3) conditions (4-0, Davidson absent).**

Staff recommendation: **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

There were **ten (10) comments submitted** in advance of the Planning Commission meeting; **nine in favor and one in opposition. Four (4) people spoke during the public hearing; three (3) in favor and one (1) opposed.**

Had the Planning Commission's decision **not been appealed**, their decision would have been the **final action**.

Planning Commission Conditions:

1. A variance is granted from 10 feet to 4 feet from the right side yard property line and from 10 feet to 6 feet from the left side yard property line.
2. The four corners of the proposed home shall be staked by a license surveyor or engineer prior to the commencement of construction.
3. The proposed home is prohibited from being a short-term rental.