



## AGENDA ITEM

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

**REPORT TO:** Work Session (12/08/25)

**REPORT TO:** Voting Meeting (12/11/25)

**ITEM NO:** 667/2025

**SUBJECT:** 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1 | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | Commission District 4 | **Gerardo Vargas, applicant**

### Meetings:

**Work Session Date:** 12/08/25

**Voting Meeting Date:** 12/11/25

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends approval of the applicant's requests with the following condition:

1. A variance is granted to reduce the front yard setback from 30 feet to 20 feet along Whiting Drive and the right side yard setback from 20 feet to 13 feet to bring the existing structure into compliance.

**Purpose of Request:**

1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1 | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | Commission District 4 | **Gerardo Vargas, applicant**

**History:**

**Facts and Issues:**

**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:**

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

---

**Attachments:**

Withdrawal Request

Staff Report

Application

Narrative

Site Plan

Maps

Survey

Easement Survey

Deed

Water Availability Letter

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Public Comment

Notice Sign