



## AGENDA ITEM

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

**REPORT TO:** Work Session (01/05/26)

**REPORT TO:** Voting Meeting (01/08/26)

**ITEM NO:** 785/2025

**SUBJECT:** 2701 Browns Bridge Road | Variance to Section 6.2 | to reduce the required buffer | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**

### Meetings:

**Work Session Date:** 01/05/26

**Voting Meeting Date:** 01/08/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff has determined that the requested variance not required and recommends that the item be withdrawn. Additionally, staff requests that the application fees be refunded to the applicant.

**Purpose of Request:**

2701 Browns Bridge Road | Variance to Section 6.2 | to reduce the required buffer | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**

**History:**

**Facts and Issues:**

**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
<b>Is there a deadline for this item?</b>	

**Approvals:**

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

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**Attachments:**

Staff Report  
 Application  
 Statement of Hardship  
 Site Plan  
 Plat  
 Maps  
 Deed  
 Environmental Health Comment  
 GDOT Comment  
 Public Works Comment  
 Fire Comment  
 Notice Sign