



## 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:** 784/2025

**SUBJECT:** **2701 Browns Bridge Road | Variance to Section 5.3** | to reduce the minimum yards | 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Staff has determined that the requested variance not required and recommends that the item be withdrawn.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 5.3** | to reduce the minimum yards | 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:**

**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            |                |                 |                       |

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**Attachments:**

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