



AGENDA ITEM

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

REPORT TO: Work Session (01/20/26)

REPORT TO: Voting Meeting (01/22/26)

ITEM NO: 2/2026

SUBJECT: **2479A Broadway Place | Variance to Section 7.8.3** | Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

Meetings:

Work Session Date: 01/20/26

Voting Meeting Date: 01/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request

Purpose of Request:

2479A Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, 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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

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