



## 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:** 3/2026

**SUBJECT:** **2479B Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | 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:

2479B Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | 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
<b>Clerk</b>			
JR			

**Attachments:**

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