



## 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:

<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  
 Legal Description  
 Environmental Health Comment  
 GDOT Comment  
 Public Works Comment  
 Fire Comment  
 Notice Sign