



## AGENDA ITEM

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

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**REPORT TO:** Work Session (02/23/26)

**REPORT TO:** Voting Meeting (02/26/26)

**ITEM NO:** 34/2026

**SUBJECT:** **7273 Lula Road | Variance to Section 3.2** | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, applicant**

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#### Meetings:

**Work Session Date:** 02/23/26

**Voting Meeting Date:** 02/26/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**  
Denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11

**Purpose of Request:**  
7273 Lula Road | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, 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  
Maps  
Map Depicting Public Comments Rec'd  
Plat  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Notice Sign  
Public Comment - from James Waldrop