



## AGENDA ITEM

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

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**REPORT TO:** Work Session (03/09/26)

**REPORT TO:** Voting Meeting (03/12/26)

**ITEM NO:** 79/2026

**SUBJECT:** **3113 Shelter Cove | Variance to Section 4.3** | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | **Proposed Use: Accessory structure** | Commission District 2 | **Michael Reid Daniel, applicant**

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#### Meetings:

**Work Session Date:** 03/09/26

**Voting Meeting Date:** 03/12/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**  
Staff recommends DENIAL of the applicant's request.

**Purpose of Request:**  
3113 Shelter Cove | **Variance to Section 4.3** | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | **Proposed Use: Accessory structure** | Commission District 2 | **Michael Reid Daniel, 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
- Narrative
- Statement of Hardship
- Site Plan
- Plat
- Maps
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign