



AGENDA ITEM

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

REPORT TO: Work Session (03/23/26)

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

ITEM NO: 120/2026

SUBJECT: 5461 Union Church Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District: 1 | **Charline Benifield, applicant**

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant’s request. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. Tracts 4 and 5 shall be served by a common access driveway, which must be clearly identified on the final plat and referenced in all associated deeds.
2. All conditions of zoning shall be made a part of any plats created for the property.

Purpose of Request:

5461 Union Church Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District: 1 | **Charline Benifield, 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
- Survey
- Maps
- Map - Public Comments Rec'd
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Supplemental Public Works Comment
- Fire Comment
- Notice Signs
- Public Comment - from Donald Flowers