



AGENDA ITEM

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

REPORT TO: Work Session (04/06/26)

REPORT TO: Voting Meeting (04/09/26)

ITEM NO: 135/2026

SUBJECT: **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends approval of the applicant's request.

Purpose of Request:
4939 Old Orr Road | Variance to Section 3.2 | to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, 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:

Application
Statement of Hardship
Site Plan
Plat
Maps
Floor Plan
Deed
Septic Application
Level 4 Soil Report
Environmental Health Comment
GDOT Comments
Public Works Comment
Fire Comment
Notice Sign
Staff Report