



AGENDA ITEM

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

REPORT TO: Work Session (04/20/26)

REPORT TO: Voting Meeting (04/21/26)

ITEM NO: 172/2026

SUBJECT: **6042 Spout Springs Road | Variance to Section 3.1** | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends **DENIAL** of the applicant's request, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, 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
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works
Fire Comment
Business License Comment
Notice Sign