



AGENDA ITEM

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

REPORT TO: Work Session (07/20/26)

REPORT TO: Voting Meeting (07/23/26)

ITEM NO: 430/2026

SUBJECT: **4383 Benefield Road | Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | **D. Keith Kilby, applicant**

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends DENIAL as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

4383 Benefield Road | Variance to Section 3.2 | to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | **D. Keith Kilby, 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? No

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
 Application
 Narrative
 Statement of Hardship
 Site Plan
 Plat
 Maps
 HRNEW 26-0668
 Environmental Health Comment
 GDOT Comments
 Public Works Comment
 Fire Comments
 Notice Sign
 Public Comment - from Javier Ancieta
 Public Comment - from Margaret Hoskins