



## 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:** 431/2026

**SUBJECT:** **6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition |** Commission District 2 | **Cynthia Karegeannes, applicant**

### Meetings:

**Work Session Date:** 07/20/26

**Voting Meeting Date:** 07/23/26

### Executive Summary:

**Presenter:** LT

**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:**

**6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition |** Commission District 2 | **Cynthia Karegeannes, 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:**

| <b>Submit</b> | <b>Approve</b> | <b>Attorney</b> | <b>Administration</b> |
|---------------|----------------|-----------------|-----------------------|
| KE            | LT             | JL              | CR                    |
| <b>Clerk</b>  |                |                 |                       |
| JR            |                |                 |                       |

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**Attachments:**

Staff Report  
 Application  
 Statement of Hardship  
 Site Plan  
 Plat  
 Maps  
 Deeds  
 Environmental Health Comment  
 GDOT Comment  
 Public Works Comment  
 Fire Comment  
 Notice Sign