



AGENDA ITEM

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

REPORT TO: Work Session (08/10/26)

REPORT TO: Voting Meeting (08/13/26)

ITEM NO: 493/2026

SUBJECT: 4595 Winder Highway | Variance to Section 8.6 | sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. Signage shall be permitted in accordance with the submitted site plan dated May 15, 2026 and sign renderings received July 3, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All existing freestanding signs shall be removed prior to the issuance of a building permit for the proposed monument sign.

Purpose of Request:

4595 Winder Highway | Variance to Section 8.6 | sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Narrative
Site Plan
Plat
Maps
Elevation
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign