



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: 492/2026

SUBJECT: 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

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. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan received June 2, 2026, and as described in the project narrative dated June 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A retroactive Land Disturbance Permit and retroactive Building Permits shall be obtained for all site work performed and structures built without permits.
3. All violations identified by the Public Works and Utilities department shall be resolved prior to issuance of any building permit.
4. Any business operating from the site shall obtain a Business License in compliance with applicable standards or cease otherwise.

Purpose of Request:

5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, 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
 Floor Plan
 Deed
 Septic Application
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Public Works Supplement Memo
 Fire Comment
 Building Inspections Comment
 Notice Sign