



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: 489/2026

SUBJECT: 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, 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.

Purpose of Request:

3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, 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
 Site Plan
 Plat
 Maps
 Deed
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Building Inspections Comment
 Notice Sign