



## AGENDA ITEM

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

**REPORT TO:** Work Session (09/08/26)

**REPORT TO:** Voting Meeting (09/10/26)

**ITEM NO:** 575/2026

**SUBJECT:** **3131 Broome Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.43 acre tract located on the south side of Butterworth Lane at its intersection with Broome Road | Zoned AR-1; Tax Parcel 15016 000001E | **Proposed use: Residential addition** | Commission District 3 | **Heather Chandler, applicant**

### Meetings:

**Work Session Date:** 09/08/26

**Voting Meeting Date:** 09/10/26

### Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D11.

1. The property shall be developed in accordance with the site plan dated "Plat Date: 07/18/2023", modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made part of any plats created for the property.

**Purpose of Request:**

**3131 Broome Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.43 acre tract located on the south side of Butterworth Lane at its intersection with Broome Road | Zoned AR-1; Tax Parcel 15016 000001E | **Proposed use: Residential addition** | Commission District 3 | **Heather Chandler, 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  
Narrative  
Site Plan  
Plat  
Maps  
Floor Plan  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Building Inspections Comment  
Notice Sign