



AGENDA ITEM

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

REPORT TO: Voting Meeting (09/22/26)

ITEM NO: 618/2026

SUBJECT: **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 220 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

5144 Golden Oak Cove | Variance to Section 6.1.1 | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 220 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, 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
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Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
 Application
 Statement of Hardship
 HOA Approval Letter
 Site Plan
 Plat
 Maps
 Site Photos
 Deed
 Historic Board of Commissioners Letter
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Building Inspections Comment
 Notice Sign
 Map of Public Comments Rec'd (as of 9/21/2026)
 Public Comment - from Polly Geren