



AGENDA ITEM

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

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

ITEM NO: 617/2026

SUBJECT: **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.61± acre tract located on the southeast corner at the intersection of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

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

1. The property shall be developed in accordance with the site plan dated July 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Purpose of Request:

5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.61± acre tract located on the southeast corner at the intersection of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, 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
 Site Photos
 Deed
 Septic Evaluation
 Environmental Health Comment
 GDOT Comments
 Public Works Comment
 Fire Comments
 Building Inspections Comment
 Notice Sign