AGENDA ITEM

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

REPORT TO: **Work Session (10/19/26)**

REPORT TO: **Voting Meeting (10/22/26)**

ITEM NO: 692/2026

SUBJECT: **4510 Browns Bridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

Meetings:

Work Session Date: 10/19/26 **Voting Meeting Date:** 10/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions , as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan:

1. The property shall be developed in accordance with the site plan dated June 30, 2026, and as described in the project narrative dated August 21, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4510 Browns Bridge Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B |** Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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
Narrative
Site Plan
Plat
Maps
Deed
Trip Generation Memo
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign
Public Comment - from Angie Stephens
Public Comment - from Amelia Wolfer
Opposition Petition (rec'd 10/21/2026)