AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 789/2026

SUBJECT: **4234 Belvedere Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 **| Proposed use: Single-family dwelling |** * Commission District 2 **| Amanda Cook, applicant**

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: LT

Recommendation:

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 September 21, 2026, and as described in the project's statement of hardship dated September 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to the issuance of any building permit, the undeveloped portion of the Belvedere Drive right-of-way, providing access to the subject property, shall be improved in accordance with applicable code requirements, subject to review and approval by the Hall County Fire Marshal's Office and Public Works Department.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

4234 Belvedere Drive | Variance to Section 3.2 | to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 **| Proposed use: Single-family dwelling |** * Commission District 2 **| Amanda Cook, applicant**

History:

Facts and Issues:

Options:

Approvals:

Submit	Review

Submit	Review
KE	LT

Attachments:

Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Water Availability
Level 3 Soil Study
Department Comments
Notice Sign