



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: October 25, 2022

Subject: Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .61± acre tract located at the terminus of River Station Drive; a.k.a. 6595 River Station Drive; Zoned PRD; Tax Parcel 09079C000036. Proposed use: single family dwelling. Commission District 3.

The application before you is a request for a front yard setback variance from 30 feet to 15 feet on a .61± acre lot to allow a single family dwelling.

At their October 17, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following two (2) conditions:

1. *The Board grants a variance for lot 36 of Magnolia Station Phase 2 to vary the front yard setback from 30 feet to 22 feet in a Planned Residential Development.*
2. *In accordance with the PRD ordinance section 17.180.060.B.10: Footing inspections. At the time of footing inspection, the contractor shall provide the county building official with a certificate from a licensed surveyor certifying building setbacks for all corners of the structure meet the variance granted by the Planning Commission.*

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke in favor or opposition during the public hearing on October 17, 2022.

There have been no changes to the request since the Planning Commission took action.