



## AGENDA ITEM

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

**REPORT TO:** **Meeting (11/14/22)**

**REPORT TO:** **Meeting (11/17/22)**

**ITEM NO:** 596/2022

**SUBJECT:** Application of Ridgeline Land Planning, Inc. for a front yard setback variance subject to County Commission approval 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.

### Meetings:

**Work Session Date:** 11/14/22

**Voting Meeting Date:** 11/17/22

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with 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 being inspected.

**Purpose of Request:**

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.

**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	Budget	Finance
AD	RD	EW	WG
<b>Attorney</b>		<b>Administration</b>	<b>Clerk</b>
WLI		LJ	AO

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**Attachments:**

Board Memo  
Recommendation Report  
Application  
Site Plan  
Maps  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire comments  
Notice Sign Photo