



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: 595/2022

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 .51± acre tract located at the terminus of River Station Drive; a.k.a. 6599 River Station Drive; Zoned PRD; Tax Parcel 09079C000035. 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 35 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 .51± acre tract located at the terminus of River Station Drive; a.k.a. 6599 River Station Drive; Zoned PRD; Tax Parcel 09079C000035. 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
Attorney		Administration	Clerk
WLI		LJ	AO

Attachments:

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