



## 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:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
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