



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: February 23, 2023

Subject: **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) | Proposed use: 29 single-family detached homes | SrisadanOne LLC, applicant.

The request before you is the application of SrisadanOne, LLC to allow 29 single-family detached homes on 35.71± acre tract. ***It should be noted that a simultaneous conditional use request accompanies this request but has separate reports and memos. Although you may wish to hear both associated items (rezoning and conditional use) at the same time, please deliberate and vote separately on each.*** This item is located within Commission District 2.

This item was tabled at the February 9th voting meeting to the March 9th voting meeting, per the applicant's request. There have been no changes to the site plan or narrative since the item was tabled.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the rezoning request **(4-0, Bell absent)**.

There were no written comments submitted in advance of the Planning Commission meeting and **seven (7) individuals spoke in opposition** during the public hearing.

Since the Planning Commission took action, the applicant submitted a new site plan received 1-3-2023.

Please note that denial of the rezoning request is an automatic denial of the associated conditional use request but this will need to be stated by the chairman after the rezoning vote, should the rezoning be denied.