



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 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning and Development

Date: March 20, 2023

Subject: **2014 Edmonds Drive | Rezone** | from Agricultural-Residential-III (AR-III) to Residential-I (R-I) on a 2.62± acre tract | **Proposed use: 3-lot subdivision | Uriel Rebolgar Solorzano, applicant.**

The request before you is the request of Uriel Rebolgar Solorzano to rezone 2.62± acres to allow a 3-lot subdivision. ***It should be noted that a simultaneous conditional use request accompanies this request but has separate memo and report. The items can be heard simultaneously but separate motions and votes are required.*** This item is located within Commission District 3.

At their March 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with two (2) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

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

Planning Commission Approval Conditions:

1. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Residential I (R-I, [17.60](#)) zoning district as detailed in [17.240](#), area and setback requirements.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.