



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 19, 2023

Subject: **4033 Hidden Hollow Drive | Rezone |** from Planned Residential Development (PRD) to Agricultural-Residential-III (AR-III) on a 4.36± acre tract | **Proposed use: permitted uses in AR-III | Bourdua REI, LLC/Brian Bourdua, applicant.**

The request before you is the request of Bourdua REI, LLC/Brian Bourdua to rezone from Planned Residential Development (PRD) to Agricultural-Residential-III (AR-III) to allow permitted uses in AR-III. This item is located within Commission District 2.

At their June 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions (**3-0, Sosebee & Varner absent**).

There were **no public comments submitted** in advance of the Planning Commission meeting and **five (5) people spoke in opposition during the public hearing**.

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

Planning Commission Approval Conditions:

1. Development of the subject parcel shall be limited to one (1) site-built single family residence developed with similar materials and colors as surrounding dwelling units established within the existing development. Final elevations shall be subject to the approval of the Planning Director.
2. The Applicant/ Developer shall satisfy all comments from Environmental Health Department, Hall County Fire Marshal, Public Works and Utilities, and Georgia Department of Transportation prior to obtaining a certificate of occupancy.
3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat

are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

4. All conditions of zoning shall be recorded on the final plat.
5. The only allowable uses are the ones allowed in R-I zoning.