



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (07/10/23)

REPORT TO: Voting Meeting (07/13/23)

ITEM NO: 359/2023

SUBJECT: **4033 Hidden Hollow Drive | Rezone** | from Planned Residential Development (PRD) to Agricultural-Residential-III (AR-III) on a 4.36± acre tract located on the west side of Hidden Hollow Drive approximately 718 feet from its intersection with Hidden Hollow Terrace | Zoned PRD; Tax Parcel 10098 000125 | **Proposed use: permitted uses in AR-III** | Commission District 2 | **Bourdua REI, LLC/Brian Bourdua, applicant.**

Meetings:

Work Session Date: 07/10/23

Voting Meeting Date: 07/13/23

Executive Summary:

Presenter: RD

Recommendation:
Approval, with 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.

Purpose of Request:

History:

4033 Hidden Hollow Drive | Rezone | from Planned Residential Development (PRD) to Agricultural-Residential-III (AR-III) on a 4.36± acre tract located on the west side of Hidden Hollow Drive approximately 718 feet from its intersection with Hidden Hollow Terrace | Zoned PRD; Tax Parcel 10098 000125 | **Proposed use: permitted uses in AR-III** | Commission District 2 | **Bourdua REI, LLC/Brian Bourdua, applicant.**

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	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos