



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning & Development

**Date:** August 21, 2023

**Subject:** **5010 McKinzey Lane | Use Subject to County Commission Approval | on a 3.05± acre tract | Proposed Use: 3-lot subdivision | Garry L. & Gale W. English, applicants.**

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The request before you is the request of Garry L. & Gale W. English for a Use Subject to County Commission Approval to allow a 3-lot subdivision. This item is located within Commission District 2.

At their August 7, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with five (5) conditions (5-0)**.

There were no **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 Vacation Cottage (V-C, [17.50](#)) zoning district as detailed in [17.240](#), area and setback requirements. No variances are approved as part of this application.
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.
3. All conditions of zoning shall be made part of any plats created for the property.
4. 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.”

5. The developer shall dedicate ten (10) feet of right of way along McKinze Lane in order to bring the road up to county standards for a ditched section.