



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

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: November 27, 2023

Subject: **3321 Montvale Drive | Use Subject to County Commission Approval | on a 7.88± acre tract | Proposed use: 4-lot subdivision | Zachary Lewis Boyd Milne, applicant.**

The request before you is the request of Zachary Lewis Boyd Milne for a Use Subject to County Commission Approval to allow a 4-lot subdivision. This item is located within Commission District 2.

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

There were **fifteen (15) comments submitted** in advance of the Planning Commission meeting. **One (1) person spoke in favor and seven (7) people spoke in opposition during the October 16, 2023 public hearing and one (1) person spoke in opposition during the November 6, 2023 public hearing.**

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

Planning Commission Conditions:

1. The land shall be subdivided in accordance with the survey certified by London Land Surveying on July 26, 2023 and the updated narrative dated October 16, 2023.
2. All development within the subdivision shall conform to Residential-I (R-I, [17.60](#)) zoning guidelines and restrictions, with the exception of the prohibition of the following uses: 1) "I" Family Daycare; 2) "J" Community Residences.
3. Manufactured homes are prohibited within the subdivision. All principal structures shall be site-built.
4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for any of the subject properties established and approved herein:

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 shall be prepared to expect the effects of such practices.

5. No more than one new residential building permit shall be open at one time. Each permit must be closed and occupancy issued prior to the issuance of a new building permit.
6. The minimum heated floor area shall be no less than 1,500 square feet.