



AGENDA ITEM

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

REPORT TO: Work Session (12/11/23)

REPORT TO: Voting Meeting (12/14/23)

ITEM NO: 687/2023

SUBJECT: **3321 Montvale Drive | Use Subject to County Commission Approval |** on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 | **Proposed use: 4-lot subdivision |** Commission District 2 | **Zachary Lewis Boyd Milne, applicant.**

Meetings:

Work Session Date: 12/11/23

Voting Meeting Date: 12/14/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

Conditions:

1. The property 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:
 - a. "T" Family Daycare;
 - b. "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.

Purpose of Request:

History:

3321 Montvale Drive | Use Subject to County Commission Approval | on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 | **Proposed use: 4-lot subdivision** | Commission District 2 | **Zachary Lewis Boyd Milne, 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
- Updated Narrative
- Original Narrative
- Site Plan
- Maps
- Heated Area Map
- Heated Floor Analysis
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Public Comments Rec'd After Planning Commission Action
- Notice Sign Photos
- Proffered Conditions - Rec'd 12/11/2023