



## AGENDA ITEM

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

**REPORT TO:** Work Session (02/19/24)

**REPORT TO:** Voting Meeting (02/22/24)

**ITEM NO:** 53/2024

**SUBJECT:** **4363 Sardis Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | **Proposed use: 125-lot single-family residential development** | Commission District 2 | **Grace of Georgia Developments, LLC, applicant.**

#### Meetings:

**Work Session Date:** 02/19/24

**Voting Meeting Date:** 02/22/24

#### Executive Summary:

**Presenter:** BG  
**Recommendation:** Denial.

**Purpose of Request:** **4363 Sardis Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | **Proposed use: 125-lot single-family residential development** | Commission District 2 | **Grace of Georgia Developments, LLC, applicant.**

#### History:

#### Facts and Issues:

#### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
AD	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
BOC Supporting Statement  
Narrative  
Narrative Supplemental  
Updated Site Plan 1-30-2024  
Updated Site Plan 1-13-2024  
Final Landscape Plan as of 2-16-2024  
Original Site Plan  
Maps  
Sewer Line Extension Proposal/Confirmation from Gainesville  
Updated Sewer Extension Route  
Original Sewer Extension Route  
Agreement to Annex for Sewer  
Traffic Impact Study  
Lot Size Distribution Chart  
Renderings  
Deed  
Community Meeting Information  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Public Comments  
Online Public Comment (1)  
Notice Sign Photos