



AGENDA ITEM

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

REPORT TO: Work Session (03/25/24)

REPORT TO: Voting Meeting (03/28/24)

ITEM NO: 147/2024

SUBJECT: **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development** | Commission District 1 | **Thompson O'Brien Kappler & Nasuti PC, applicant.** Note: Tabled at the March 14, 2024 Voting Meeting until the March 28, 2024 Voting Meeting.

Meetings:

Work Session Date: 03/25/24

Voting Meeting Date: 03/28/24

Executive Summary:

Presenter: BG
Recommendation: Denial.

Purpose of Request: **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development** | Commission District 1 | **Thompson O'Brien Kappler & Nasuti PC, applicant.**

History:

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	BG	WLI	CR
Clerk			
JR			

Attachments:

- 2nd Request to Table
- Request to Table
- Board Memo
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Updated Site Plan (as of 3/25/2024)
- Updated Site Plan
- Original Site Plans Combined
- Maps
- Renderings
- Sewer Application
- Sewer Route
- Revised Traffic Impact Study
- Original Traffic Impact Study
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Tax Assessors Comments
- Fire Comments
- Community Meeting Report
- Public Comments
- Public Comment - Opposition
- Notice Sign Photos
- Updated Notice Sign Photos