



## AGENDA ITEM

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

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

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

**ITEM NO:** 135/2024

**SUBJECT:** **17, 20, 21 & 24 Spring Street | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcels 00063 008022, 23, & 24 | **Proposed Use: 10-unit residential development** | Commission District 4 | **Alex Petry, applicant**

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#### Meetings:

**Work Session Date:** 03/25/24

**Voting Meeting Date:** 03/28/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**  
Approval.

#### Conditions:

1. The property shall be developed in accordance with the site plan submitted on November 17, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The encroachment of the existing carport which crosses over the southwestern property line shall be resolved by either removal or modification of the structure, or the property line shall be modified in such a way to eliminate the encroachment. Any changes to property boundaries shall be reviewed and approved by the county's standard plat review process.
3. The development shall be limited to a total of 10 dwelling units.
4. The minimum heated floor area (HFA) shall be 512 square feet.
5. There shall be no more than five (5) parking spaces along Spring Street as noted on the site plan dated November 17, 2023, and there shall be no less than eighteen (18) parking spaces total provided for the development.
6. Architectural style and materials shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.
7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
8. All conditions of zoning shall be made part of any plats created for the subdivision.

**Purpose of Request:**

**History:**

**17, 20, 21 & 24 Spring Street | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcels 00063 008022, 23, & 24 | **Proposed Use: 10-unit residential development** | Commission District 4 | **Alex Petry, 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	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Rendering
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photos