



## 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:** 137/2024

**SUBJECT:** **6585 Johnson Circle | Appeal a Planning Commission Decision for a Variance | 17.240.010.** to reduce the front yard setback from 55 feet to 36 feet from centerline of road | on a 0.34± acre tract located on the north side of Johnson Circle, approximately 517 feet from its intersection with Yacht Club Road | Zoned PRD; Tax Parcel 08161 004005 | **Proposed Use: Construction of a single-family residence** | Commission District 2 | **Kristy Wilkerson – Brown Haven Homes, applicant; Gail Hunter, appellant**

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### Meetings:

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

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

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Uphold Planning Commission Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated January 5, 2024, with the front yard setback being reduced from 55 feet to 36 feet from centerline of Johnson Circle.
2. Foundation to be staked by surveyor prior to issuance of building permit.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Pursuant to 2.60.060, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

**Purpose of Request:**

**History:**

**6585 Johnson Circle | Appeal a Planning Commission Decision for a Variance** | 17.240.010. to reduce the front yard setback from 55 feet to 36 feet from centerline of road | on a 0.34± acre tract located on the north side of Johnson Circle, approximately 517 feet from its intersection with Yacht Club Road | Zoned PRD; Tax Parcel 08161 004005 | **Proposed Use: Construction of a single-family residence** | Commission District 2 | **Kristy Wilkerson – Brown Haven Homes, applicant; Gail Hunter, appellant**

**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
- Appeal Application
- Research
- Application
- Updated Site Plan
- Original Site Plan
- Maps
- Renderings
- Deed
- Septic System Site Review Report
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos