



AGENDA ITEM

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

REPORT TO: Work Session (04/22/24)

REPORT TO: Voting Meeting (04/23/24)

ITEM NO: 172/2024

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. Note: Tabled at the March 28, 2024 Voting Meeting until the April 23, 2024 Voting Meeting.

Meetings:

Work Session Date: 04/22/24

Voting Meeting Date: 04/23/24

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
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

2nd Request to Table
Request to Table
Change of Representation Letter
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 - from Gary & Darlene Long
Public Comment - Opposition - from Bill Doucher
Public Comment - Opposition - from Mark Faul
Response Letter to Public Comment (Mark Faul) from Applicant
Public Comment - Opposition - from Bob Carlson
Public Comment - Opposition - from Mark Dunn
Public Comment - Opposition - from Mike Morton
Public Comment - Opposition - from Gary McClung
Public Comment - Opposition - from Steven Cornelison
Public Comment - Opposition - from Dorothy Nieto
Public Comment - Opposition - from Darlene Long
Public Comment - Opposition - from Carole Branum
Public Comment - Opposition - from Milton Turk
Public Comment - Opposition - from Mike Morton
Public Comment - Opposition - from Marianna Slaughter
Public Comment - Opposition - from Danielle Butler
Public Comment - Opposition - from Christina Nguyen & Constitutional Objection
Public Comment - Opposition - from Devender Katkooori & Constitutional Objection
Public Comment & Constitutional Objection - Opposition - from Mark Faul

Constitutional Objection - Erik and Kathleen Conley
Constitutional Objection - Steven Clark
Constitutional Objection - Robert Carlson
Constitutional Objection - Janice Phillips
Constitutional Objection - Ben Tule and Trinh Pham
Constitutional Objection - Meghan Lifsey
Updated Notice Sign Photos 4-23-2024
Notice Sign Photos
Updated Notice Sign Photos