



AGENDA ITEM

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

REPORT TO: Work Session (08/05/24)

REPORT TO: Voting Meeting (08/08/24)

ITEM NO: 411/2024

SUBJECT: 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM, applicant** Note: Tabled at the July 11, 2024 Voting Meeting until the August 8, 2024 Voting Meeting.

Meetings:

Work Session Date: 08/05/24

Voting Meeting Date: 08/08/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2024, and as described in the project narrative submitted April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property shall be subdivided into a maximum of 14 residential building lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in 17.240 (area and setback requirements).
3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.
6. Mass grading is prohibited; no more than three lots shall be graded at a time. Once graded lots are stabilized, additional lots may be graded. At no time shall more than three lots be disturbed.
7. There shall be a no access easement along Azelia Drive on the west side of Lots 3, 4, 5, and 6 as depicted on the site plan dated March 26, 2024.

Purpose of Request:

History:

5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | **Proposed Use: 14-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM, 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
Clerk			
JR			

Attachments:

- Bradley Dunckel Comments
- Request to Table
- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Updated Site Plan - Common Drive Plan
- Adjacent Property Plat
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Updated Notice Sign Photos
- Notice Sign Photo
- Letter from Wes Robinson - Opposition/Condition Request
- Email from Wes Robinson (rec'd 8-2-2024)
- Graham Parcels