



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: August 26, 2024

Subject: **5181 Dudley Hill Road | Use Subject to County Commission Approval | 17.70.040 for a subdivision | on a 47.61± acre tract | Proposed Use: 20-lot single-family development | Blum & Campbell, LLC c/o Jody Campbell, applicant**

The request before you is the request of Blum & Campbell, LLC c/o Jody Campbell for a Use Subject to County Commission Approval to allow a 20-lot single-family development. This item is located within Commission District 2.

At their August 5, 2024 meeting, the Hall County Planning Commission voted to recommend denial **(4-0, Varner absent)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent the "Lake Area Residential" future land use classification within the Comprehensive Plan.

There were **ten (10) comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.