



AGENDA ITEM

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

REPORT TO: Work Session (09/23/24)

REPORT TO: Voting Meeting (09/24/24)

ITEM NO: 512/2024

SUBJECT: **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | Commission District 3 | **Josh Boling, applicant**

Meetings:

Work Session Date: 09/23/24

Voting Meeting Date: 09/24/24

Executive Summary:

Presenter: BG
Recommendation:
Approve Withdrawal

Purpose of Request:
4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | Commission District 3 | **Josh Boling, 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?

2024-09-24

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Request to Withdraw
- Application
- Narrative
- Maps
- Renderings
- Deed
- Site Plan
- Traffic Impact Study
- Preliminary Stormwater Report
- Sewer Application
- Sewer Letter
- GDOT Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photo