



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: September 9, 2024

Subject: **2052 Spring Rd | Reestablishment of a Nonconforming Use |** on a 0.19± acre tract located on the north side of Spring Rd, approximately 237 from its intersection with Skelton Road | **Proposed Use: Single Family Residence | Ashley Xitlaly Ruelas, applicant**

The request before you is the request of Ashley Xitlaly Ruelas for a use subject to County Commission approval to allow a single-family residence. This item is located within Commission District 4.

At their August 19, 2024 meeting, the Hall County Planning Commission voted to recommend approval, with four (4) conditions **(5-0)**.

Staff recommendation: **Approval**, as a hardship exists pursuant to the criterion of 17.340.020.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated June 6, 2024, and as described in the project narrative submitted on June 11, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The Residential-II (R-II) setback standards, per section 17.240.10 shall be applicable.
3. Further residential development of the property beyond the features indicated on the site plan is allowed provided all improvements comply with all county standards and ordinances, supplemental regulations, and all other requirements as established by the Official Code of Hall County enforced at the time of development. It shall be the responsibility of the property owner to determine if permits are required for any future improvements.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision