



## 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:** 504/2024

**SUBJECT:** **2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | Commission District 4 | **Ashley Xitlaly Ruelas, applicant**

---

#### Meetings:

**Work Session Date:** 09/23/24

**Voting Meeting Date:** 09/24/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**2052 Spring Road | Reestablishment of a Nonconforming Use** | on a 0.19± acre tract located on the north side of Spring Road, approximately 237 feet from its intersection with Skelton Road | Zoned H-B, Tax Parcel 00122 002010 | **Proposed Use: Single-family residence** | Commission District 4 | **Ashley Xitlaly Ruelas, 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
KE	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
 Recommendation Report  
 Application  
 Narrative  
 Site Plan  
 Maps  
 Survey  
 Residential Structure to be Relocated  
 Septic Record  
 Gainesville Water/Sewer Avail.  
 2019 BOC Letter  
 Environmental Health Comment  
 GDOT Comment  
 Public Works Comment  
 Fire Comment  
 Notice Sign Photo