



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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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: September 9, 2024

Subject: **3475 Cook Road | Use Subject to County Commission Approval | on a 13.91± acre tract | Proposed Use: 6-lot subdivision | Decatur Presbyterian Church, applicant**

The request before you is the request of Decatur Presbyterian Church for a use subject to County Commission approval to allow a 6-lot subdivision. This item is located within Commission District 2.

At their August 19, 2024 meeting, the Hall County Planning Commission voted to recommend approval, with eight (8) conditions **(5-0)**.

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

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **six (6) people spoke during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the plat dated April 29, 2005, and as described in the project narrative dated July 1, 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 six (6) single-family residential lots in accordance with the requirements of the Agricultural-Residential-III (AR-III, 17.60) and Vacation Cottage (V-C) zoning districts 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. Pursuant to 2.60.060. – effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
5. 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.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The developer shall be responsible for improving Cook Road along the frontage of the subject property. The surface material used where the road is improved shall match the existing road surface of asphalt or gravel. Improvements shall meet Hall County Fire Services/Fire Marshall standards for ingress and egress.
8. All required roadway improvements shall be completed prior to the issuance of any building permit for the proposed subdivision.