



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 23, 2024

Subject: **2466 Old Fork Road | Rezone | on a 4.80± acre tract | Proposed Use: 5-lot single-family development | Rashmيرانjan Jyotiprakash, applicant**

The request before you is the request of Rashmيرانjan Jyotiprakash to rezone from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) for a 5-lot single-family development. This item is located within Commission District 2.

At their September 3, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions (3-1, Pilcher opposed and Sosebee absent).**

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

There were **four (4) comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 5, 2024, and as described in the project narrative, 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 5 single-family lots in accordance with the requirements of the Vacation Cottage (V-C, 17.50) zoning district as detailed in Area and Setback Requirements (17.240).
3. Driveway access to the proposed lots shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.

4. 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.”

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, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

6. All conditions of zoning shall be made part of any plats created for the property.

7. If improvements within the right-of-way are required, the developer shall be responsible for all associated costs and repair of any damage caused by the developer of existing utilities within the right-of-way.

8. Homes shall be restricted to site built only.

9. Vinyl siding shall be prohibited.

10. All Family Daycare Homes and Community Residences shall be prohibited.