



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
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: **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | on a 114.147± acre tract | Proposed Use: 256-unit residential development | Steven P. Gilliam, applicant**

The request before you is the request of Steven P. Gilliam to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) for a 256-lot residential development. This item is located within Commission District 1.

At their September 16, 2024 meeting, the Hall County Planning Commission voted to recommend **denial (4-1) Braswell opposed.**

Staff recommendation: **Denial** as the proposed use exceeds the maximum density of 2 dwelling units per acre for the Residential future land use classification in the Comprehensive Plan.

There were **twenty-two (22) comments submitted** in advance of the Planning Commission meeting and **seven (7) people spoke in opposition during the public hearing.**