



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (10/07/24)

REPORT TO: Voting Meeting (10/10/24)

ITEM NO: 527/2024

SUBJECT: **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) | on a 114.147± acre tract located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000201, 000128 & 15044 000035, 15044 000127, 15043 000109 & 15044 000035B, 000043, 000100 | **Proposed Use: 256-unit residential development** | Commission District 1 | **Steven P. Gilliam, applicant**

Meetings:

Work Session Date: 10/07/24

Voting Meeting Date: 10/10/24

Executive Summary:

Presenter:

BG

Recommendation:

Denial

Purpose of Request:

0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) | on a 114.147± acre tract located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000201, 000128 & 15044 000035, 15044 000127, 15043 000109 & 15044 000035B, 000043, 000100 | **Proposed Use: 256-unit residential development** | Commission District 1 | **Steven P. Gilliam, 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
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Revision Summary - Staff Memo to PC
Updated Narrative
Narrative
Updated Site Plan
Site Plan
Updated Trip Generation Study
Traffic Impact Study
Maps
Renderings
Front Sign Rendering
Legal Description
Death Certificate
Utility Availability
Environmental Health
GDOT Comments
Public Works Comments
Fire Comments
Tax Assessors Comments
Public Comments
Notice Sign Photos
Public Comment - Opposition - Mark Dunn
Public Comment - Opposition - Doug Horsley
Public Comment - Opposition - Shyam Vaidhyanathan
Public Comment - Opposition - Milton Turk
Public Comment - Opposition - Milton Turk 2
Public Comment - Opposition - Judy Boorman
Public Comment - Opposition - Mark Faul
Public Comment - Opposition - Mark Faul 2
Public Comment - Opposition - Tommy Channell
Public Comment - Opposition - Erik Conley
Public Comment - Opposition - Joy and Ted Ross
Public Comment - Opposition - Mike Morton
Public Comment - Opposition - Dale Casto
Public Comment - Opposition - Rachael Faul
Public Comment - Opposition - Jared Campbell
Public Comment - Opposition - Angi Shields
Public Comment - Opposition - Lisa Morton
Public Comment - Opposition - Bill Doucher and Elah Valley HOA
Preservation of Constitutional Rights - Milton Turk
Preservation of Constitutional Rights - Ronald and Heather Terrell
Preservation of Constitutional Rights - Megan Lifsey

Preservation of Constitutional Rights - Ben and Trish Tule
Preservation of Constitutional Rights - Albert Guth
Preservation of Constitutional Rights - Jamie Phillips