



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: October 21, 2024

Subject: **0 & 3454 Gillsville Highway | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract | **Proposed Use: 20-lot residential subdivision | Sabina Chowdhury, applicant**

The request before you is the request of Sabina Chowdhury to rezone from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) to allow a 20-lot residential subdivision. This item is located within Commission District 3.

At their August 5, 2024 meeting, the Hall County Planning Commission voted to recommend **approval with eleven (11) conditions (3-1, Pilcher opposed and Varner absent).**

Staff recommendation: **Approval**, with conditions, as the proposed use is consistent with the “Rural” future land use classification in the Comprehensive Plan.

Public Comment:

- June 3, 2024 HCPC: **Twelve (12) comments** were submitted in advance of the meeting and **six (6) people spoke in opposition** during the public hearing
- August 8, 2024 HCPC: **Two (2) comments** were submitted in advance of the 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 June 7, 2024, and as described in the project narrative dated May 15, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to no more than 20 single-family lots.
3. The minimum heated floor area (HFA) shall be 2,400 square feet for all residential units.
4. Each lot within the development shall be served by individual on-site septic systems. Each lot must follow Environmental Health regulations.
5. There shall be a mandatory Homeowners' Association (HOA).
6. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
7. All interior roads shall be designed and constructed to Hall County standards. Coordination and approval from Hall County Engineering shall be required. The developer shall be responsible for all costs associated with improvements necessary for access to the development and the entrance from Gillsville Highway. The entrance shall be designed and constructed according to Georgia Department of Transportation (GDOT) standards and requirements.
8. All stream buffers must be fully within Homeowners' Association common space and shall not encroach onto any individual residential building lot.
9. No variances or development exceptions are granted as part of this request unless explicitly listed herein. The development shall be compliant with the Official Code of Hall County.
10. The following statement regarding the potential impacts of agricultural operation 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.”
11. All conditions of zoning shall be made a part of any plats or development plans created for the subdivision.