



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 28, 2024

Subject: 7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | Steve Roys, applicant

The request before you is the request of Steve Roys to amend conditions of zoning of a Planned Residential Development (PRD) for a youth camp staff residence. This item is located within Commission District 3.

At their October 7, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with seven (7) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated August 2, 2024, and as described in the project narrative dated August 6, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The camp uses may be expanded to include one full-time staff residence located at 7051 Pony Lake, tax parcel 11101 000008.
3. Any further development shall require an as-built survey of the entire property to be reviewed and approved through Hall County Plat Review.

4. 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 the Fire Marshal and Hall County Engineering.
5. 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.”
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. Tax Parcel 11101 000008 (7051 Pony Lake Road) and Tax Parcel 11101 000003A (7011 Pony Lake Road) shall be combined by plat.