



## AGENDA ITEM

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

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**REPORT TO:** Work Session (12/09/24)

**REPORT TO:** Voting Meeting (12/12/24)

**ITEM NO:** 623/2024

**SUBJECT:** **0 Dorsey Drive | Use Subject to County Commission Approval |** on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision |** Commission District 2 | **Larry Phillips, applicant**

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### Meetings:

**Work Session Date:** 12/09/24

**Voting Meeting Date:** 12/12/24

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approve, with conditions:

1. The property shall be developed in accordance with the site plan dated September 10, 2024, and as described in the project narrative dated October 18, 2024, 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 two (2) single-family residential lots in accordance with the requirements of the Agricultural-Residential-III (AR-III, 17.60) and Vacation Cottage (V-C) zoning districts as detailed in 17.240, Area and Setback Requirements.
3. 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."
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.
5. All conditions of zoning shall be made part of any plats created for the property.

**Purpose of Request:**

**History:**

**0 Dorsey Drive | Use Subject to County Commission Approval |**  
 on a 6.42± acre tract located on the west side of Dorsey Drive  
 approximately 1,025 feet from its intersection with Dorsey Circle |  
 Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use:**  
**2-lot subdivision | Commission District 2 | Larry Phillips, applicant**

**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             |
| <b>Clerk</b> |         |          |                |
| JR           |         |          |                |

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos