



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
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To: David Gibbs, 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: February 24, 2025

Subject: **2922 Sardis Road | Special Use** | on a 1.84± acre tract | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision | Abel Menchaca, applicant**

The request before you is for Abel Menchaca for board approval of a Special Use for a 2-lot subdivision. This request is concurrent with another item requesting to rezone the property to Vacation Cottage (V-C). This item is located within Commission District 2.

At their February 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with five (5) conditions (5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are consistent with the Suburban Neighborhood, Low Density future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 5, 2024, and as described in the project narrative dated December 10, 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 Vacation Cottage (V-C) zoning district as detailed in Section 4.1 and Table 4.1.1.1 of the Unified Development Code of Hall County.
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 Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
5. All conditions of zoning shall be made part of any plats created for the property.