



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
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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: March 24, 2025

Subject: **3219 Lake Drive | Rezone** from Residential 1 (R-1) & Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 10.66± acre tract | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision | A&R Engineering, Inc., applicant**

The request before you is from A&R Engineering to rezone from Residential 1 (R-1) and Vacation Cottage (V-C) to Vacation Cottage (V-C) for an 11-lot single-family subdivision. This item is located within Commission District 3.

At their March 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (4-0, Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning is consistent with the “Lakeside Residential” future land use classification within the Comprehensive Plan.

Public Comment:

- March 3, 2025 HCPC: There were **no comments submitted** in advance of the meeting and the **public hearing was closed at this meeting.**
- January 21, 2025 HCPC: There were **no comments submitted** in advance of the meeting and **four (4) people spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated February 14, 2025, and as described in the project narrative dated November 26, 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 eleven (11) single-family 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. Residences shall be a minimum of 1,800 heated square feet and include a two-car garage. Vinyl siding is prohibited.
4. Access to the development shall be approved by the Hall County Engineering Department and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs.
5. All lots shall be accessed only from the proposed new road within the development. No lot shall be accessed from Lake Drive or Lakeland Road.
6. A stormwater management report prepared by a professional engineer shall be required.
7. 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.”
8. 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 Environmental Health, the Fire Marshal, and Hall County Engineering.
9. All conditions of zoning shall be made part of any plats created for the property.
10. There will be a sidewalk on a minimum of one (1) side of the internal street per the site plan submitted February 14, 2025.
11. Usage of the private dock is restricted to only residents of the proposed development.