



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: **5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use** | on a 4.55± acre assemblage | Zoned V-C; Tax Parcels 10012 000057, 000056, & 000028 | **Proposed Use: 4-lot subdivision | Susan Verlander, applicant**

The request before you is from Susan Verlander for approval of a special use for a four-lot subdivision within the Vacation Cottage (V-C) zoning district. This item is located within Commission District 2.

At their March 3, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with seven (7) conditions (4-0, Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the Lakeside Residential future land use classification within 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 February 5, 2025, and as described in the project narrative dated January 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The property may be subdivided into a maximum of four (4) 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 existing shed on Tract 3 shall be demolished by January 4, 2026, as shown on the site plan dated February 5, 2025.

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, Environmental Health, the Fire Marshal, and Hall County Engineering
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. 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.”
7. All proposed elevations must be submitted for approval by the Planning and Zoning Director or their designee.