



## AGENDA ITEM

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

**REPORT TO:** Work Session (04/07/25)

**REPORT TO:** Meeting (04/08/25)

**ITEM NO:** 172/2025

**SUBJECT:** **5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use** | on a 4.55± acre assemblage located on the south side of Old Wilkie Road at its intersection with Burke Lane | Zoned V-C; Tax Parcels 10012 000057, 000056, & 000028 | **Proposed Use: 4-lot subdivision** | Commission District 2 | **Susan Verlander, applicant**

### Meetings:

**Work Session Date:** 04/07/25

**Voting Meeting Date:** 04/08/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use | on a 4.55± acre assemblage located on the south side of Old Wilkie Road at its intersection with Burke Lane | Zoned V-C; Tax Parcels 10012 000057, 000056, & 000028 | **Proposed Use: 4-lot subdivision** | Commission District 2 | **Susan Verlander, applicant**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Deed
- Water Availability
- Environmental Health Comments
- GDOT Comments
- Public Works Commentts
- Fire Comments
- Notice Signs