



AGENDA ITEM

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

REPORT TO: **Work Session (04/21/25)**

REPORT TO: **Voting Meeting (04/22/25)**

ITEM NO: 214/2025

SUBJECT: **3219 Lake Drive | Variance to Section 8.4 of Sidewalk Standards |** on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision |** Commission District 3 | **A&R Engineering, Inc., applicant** Note: Tabled at the April 8, 2025 Meeting until the April 22, 2025 Voting Meeting.

Meetings:

Work Session Date: 04/21/25

Voting Meeting Date: 04/22/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

3219 Lake Drive | Variance to Section 8.4 of Sidewalk Standards | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | Commission District 3 | **A&R Engineering, Inc., applicant**

History:

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
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Request to Table rec'd 3/25/2025
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Topography Maps
Maps
Deed
Legal Description
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign