



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: 205/2025

SUBJECT: **4436 Thompson Bridge Road | Rezone** | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development** | Commission District 3 | **Abigail Burle, applicant**

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 general accordance with the site plan dated January 16, 2025, and as described in the project narrative dated January 17, 2025, and other application documents. Any discrepancies in the submitted application or proposed uses that do not conform to the Hall County Unified Development Code shall be reviewed and interpreted at the discretion of the Director of Planning and Zoning, or their designee.
2. Access to the development shall be approved by the Georgia Department of Transportation (GDOT). Any costs associated with these improvements shall be the responsibility of the developer.
3. Final review and approval of building elevations shall be subject to the Director of Planning and Zoning or their designee.
4. The development shall be compliant with the regulations of the Hall County Fire Marshal, Environmental Health, and Engineering.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4436 Thompson Bridge Road | Rezone | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development** | Commission District 3 | **Abigail Burle, 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
KG	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deeds
Letter to Neighbors
Asbestos Report
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign