



AGENDA ITEM

Other Business - County Attorney

REPORT TO: Work Session (05/19/25)

REPORT TO: Voting Meeting (05/22/25)

ITEM NO: 346/2025

SUBJECT: Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Numbers 15046 000008 and 15046 000008B consisting of approximately 19.398 acres located at 4651 and 4665 Hog Mountain Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/19/25

Voting Meeting Date: 05/22/25

Executive Summary:

Presenter: WL
Recommendation:
Approve

Purpose of Request:

Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Numbers 15046 000008 and 15046 000008B consisting of approximately 19.398 acres located at 4651 and 4665 Hog Mountain Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

History:

On April 29, 2025, the County received a notice that Rochester | DCCM, has petitioned to annex two parcels into the City of Flowery Branch for development of a 116-unit townhome community. The properties are currently zoned AR-I and R-1, and Flowery Branch proposes to rezone the properties to Traditional Neighborhood Development (TND).

Facts and Issues:

Options:

The properties consist of approximately 19.398 acres located on Hog Mountain Road. The City of Flowery Branch seeks to annex and rezone the properties for Traditional Neighborhood Development. The properties are presently zoned for agricultural-residential uses, and the surrounding area consists primarily of single-family residential uses.

State law authorizes Hall County to object in order to initiate an annexation dispute resolution process when the proposed zoning differs substantially from the existing zoning.

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? Yes
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item? 2025-05-22

Approvals:

Submit	Attorney	Administration	Clerk
JL	WLI	CR	JR

Attachments:

Resolution