



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
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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: May 5, 2025

Subject: **0 McKinzey Lane | Special Use |** Subdivision, minor | on a 5.73± acre tract | Zoned V-C; Tax Parcel 08089 001019A | **Proposed Use: 6-lot subdivision | Garry L. English, applicant**

The request before you is from Garry L. English for a special use for a 6-lot residential subdivision. This item is located within Commission District 2.

At their April 21, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with five (5) conditions (4-0, Davidson 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 21, 2025, and as described in the project narrative dated February 21, 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 six (6) 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 developer shall be responsible for all costs and plans required to improve McKinzey Lane in order to provide appropriate fire apparatus access roads with an unobstructed width of not less than 20 feet exclusive of shoulders, and to provide an approved area for turning around fire apparatus.

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 Unified Development Code of Hall County, as well as any state regulations or 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.