



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

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: August 25, 2025

Subject: **7537 Chestatee Lane | Special Use |** minor subdivision
| on a 6.55± acre tract | Zoned R-1; Tax Parcel 11155
000089A | **Proposed use: Minor subdivision | Ethan
Shirley, applicant**

The request before you is from Ethan Shirley for a special use for a minor subdivision within the Residential 1 (R-1) zoning district. This item is located within Commission District 2.

At their August 4, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with four (4) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed rezoning is consistent with the “Lakeside Residential” future land use classification within the Comprehensive Plan.

There was **one (1) comment submitted in opposition** in advance of the Planning Commission meeting and at the public hearing **one (1) person spoke in favor and two (2) people spoke in opposition.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 26, 2025, and as described in the project narrative dated June 4, 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 five (5) single-family residential lots in accordance with the requirements of the Residential 1 (R-1) zoning district as detailed in Section 4.3 and Table 4.3.1. of the Unified Development Code of Hall County.
3. 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.

4. All conditions of zoning shall be made as part of any plats or construction plans created for the property.