



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (09/08/25)

REPORT TO: Voting Meeting (09/11/25)

ITEM NO: 518/2025

SUBJECT: **7537 Chestatee Lane | Special Use** | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | **Proposed use: Minor subdivision** | Commission District 2 | **Ethan Shirley, applicant**

Meetings:

Work Session Date: 09/08/25

Voting Meeting Date: 09/11/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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.

Purpose of Request:

7537 Chestatee Lane | Special Use | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | **Proposed use: Minor subdivision** | Commission District 2 | **Ethan Shirley, 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
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Deed
 Water Availability
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Public Comments
 Notice Sign