



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (03/23/26)

REPORT TO: Voting Meeting (03/26/26)

ITEM NO: 116/2026

SUBJECT: **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated January 20, 2026, and narrative dated January 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4189 Holly Springs Road | Special use | for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, 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	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Maps
- Water Availability
- Level 3 Soil Test
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign