



AGENDA ITEM

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

REPORT TO: Work Session (08/24/26)

REPORT TO: Voting Meeting (08/27/26)

ITEM NO: 519/2026

SUBJECT: **5578 Stone Trace | Special Use** | amend condition of plat | on a 2.40± acre tract located on the northeast corner of Stone Trace, approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Amend condition of plat to allow a single-family residence** | Commission District 2 | **William Barr, applicant**

Meetings:

Work Session Date: 08/24/26

Voting Meeting Date: 08/27/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions**, as the proposed use meets the standards of the UDC.

1. The property shall be developed in accordance with the project narrative received June 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of approval.
2. Prior to the issuance of any development permits, the applicant shall submit a revised plat for the subject parcel reflecting the removal of the “reserved for community development” designation. The revised plat shall be reviewed and approved through the County’s standard plat review process.
3. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

5578 Stone Trace | Special Use | amend condition of plat | on a 2.40± acre tract located on the northeast corner of Stone Trace, approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Amend condition of plat to allow a single-family residence** | Commission District 2 | **William Barr, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report

Application

Narrative

Plat

Maps

Deed

Water Availability

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Building Inspections Comment

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