



AGENDA ITEM

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

REPORT TO: Work Session (06/21/21)

REPORT TO: Voting Meeting (06/24/21)

ITEM NO: 282/2021

SUBJECT: Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. Commission District 2.

Meetings:

Work Session Date: 06/21/21

Voting Meeting Date: 06/24/21

Executive Summary:

Presenter: SM

Recommendation:

Approval, with conditions 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. 2. The subdivision shall be limited to 23 residential lots. 3. Minimum lot width shall be 100 feet. 4. The minimum heated area shall be 1,800 square feet for each home. 5. All homes shall include a two-car garage. 6. Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively. 7. All conditions of zoning shall be made a part of any plat of the property. 8. 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."

Purpose of Request:

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?

No

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
LO	SM	EW	NB
Attorney	Administration	Clerk	
VS	ZP	LR	

Attachments:

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Maps

Plat

Environmental Health Comment

Public Works Comments