



## 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:** 281/2021

**SUBJECT:** Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 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 minimum heated area shall be 1,800 square feet for each home. 2. All homes shall include a two-car garage. 3. Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively. 4. 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." 5. All conditions of approval shall be made part of any plat created for the property.

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
LO	SM	EW	NB
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
VS	ZP	LR	

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**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Plat  
Public Works Comments  
Environmental Health Comment