



Hall County Government

PLANNING & DEVELOPMENT

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SARAH MCQUADE, AICP
Director

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Sarah McQuade, Director

Date: September 27, 2021

Subject: Application of Intown Home Builders for a Use
Subject to County Commission approval

The request before you is the application of Intown Home Builders for a Use Subject to County Commission approval for the purpose of developing a 6 lot subdivision. This item is located within Commission District 3.

At their September 7, 2021 meeting, the Hall County Planning Commission voted to recommend approval recommend approval (5-0) of this request with the following five (5) conditions:

1. *The development is approved for a maximum of six (6) building lots with a minimum road frontage of ~~150 feet~~ 120 feet per parcel.*
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. *A final plat shall be recorded before any building permit applications are submitted to Hall County.*
4. *There shall be no more than four (4) driveways to serve the proposed 6 lots.*
5. *All conditions of zoning shall be made part of any plat created for the subdivision.*

There were no public comments submitted in advance of the Planning Commission meeting and no one spoke in opposition or support of the request during the public hearing.

There have been no changes to the request since the Planning Commission took action.