



## AGENDA ITEM

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

**REPORT TO:** Work Session (10/11/21)

**REPORT TO:** Voting Meeting (10/14/21)

**ITEM NO:** 517/2021

**SUBJECT:** Application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.

### Meetings:

**Work Session Date:** 10/11/21

**Voting Meeting Date:** 10/14/21

### Executive Summary:

**Presenter:** SM

**Recommendation:**

Approval, with conditions 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.

**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	NB	NB
Attorney	Administration	Clerk	
VS	ZP	LR	

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**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
As Built Site Plan  
Soil Study  
Gainesville Water Email  
qPublic Information  
Environmental Health Comment  
GDOT Comment  
Public Works Comments