



AGENDA ITEM

Other Business - Planning and Development

REPORT TO: Work Session (01/10/22)

REPORT TO: Voting Meeting (01/13/22)

ITEM NO: 4/2022

SUBJECT:

Amend the Official Code of Hall County, Georgia by amending Section 17.20.720 (Definitions — Minor subdivisions) so as to allow a total of no more than six conforming lots during a 12 month period in minor subdivisions; by amending Section 17.20.1210 (Definitions — Subdivision) so as to define a subdivision as a division of a parcel of land into seven or more lots; by deleting Subsection 17.50.010 (G) (Vacation Cottage District (V-C), Permitted Uses) and inserting in lieu thereof a new Subsection 17.50.010 (G), by deleting Subsection 17.60.010 (G) (Residential-I District (R-I), Permitted Uses) and inserting in lieu thereof a new Subsection 17.60.010 (G), by deleting Subsection 17.70.010 (G) (Residential-I-Low Density District (R-I-L), Permitted Uses) and inserting in lieu thereof a new Subsection 17.70.010 (G), by deleting Subsection 17.80.010 (G) (Residential-II District (R-II), Permitted Uses) and inserting in lieu thereof a new Subsection 17.80.010 (G), by adding a new Subsection 17.50.040 (K) (Vacation Cottage District (V-C), Uses permitted subject to approval of county commission), by adding a new Subsection 17.60.040 (H) (Residential-I District (R-I), Uses permitted subject to approval of county commission), by adding a new Subsection 17.70.040 (I) (Residential-I-Low Density District (R-I-L), Uses permitted subject to approval of county commission), and by adding a new Subsection 17.80.040 (L) (Residential-II District (R-II), Uses permitted subject to approval of county commission), all so as to change subdivisions, other than minor subdivisions, from a permitted use to a use subject to approval of county commission in the listed zoning districts; by deleting Subsection 17.110.040 (E) (Agricultural-Residential III District (A-R III), Uses permitted subject to approval of county commission) and by deleting Subsection 17.120.040 (E) (Agricultural-Residential IV District (A-R IV), Uses permitted subject to approval of county commission) so as to remove subdivisions as a use permitted subject to approval of county commission in the listed zoning districts; and by deleting Section 17.330.010 in its entirety and inserting in lieu thereof a new Section 17.330.010 which provides that uses not permitted by right or subject to approval of either the county commission or the planning commission in a given district are prohibited in that district.

Meetings:

Work Session Date: 01/10/22

Voting Meeting Date: 01/13/22

Executive Summary:

Presenter: BL

Recommendation:

Approve.

Purpose of Request:

Amend the Official Code of Hall County, Georgia by amending Section 17.20.720 (Definitions — Minor subdivisions) so as to allow a total of no more than six conforming lots during a 12 month period in minor subdivisions; by amending Section 17.20.1210 (Definitions — Subdivision) so as to define a subdivision as a division of a parcel of land into seven or more lots; by deleting Subsection 17.50.010 (G) (Vacation Cottage District (V-C), Permitted Uses) and inserting in lieu thereof a new Subsection 17.50.010 (G), by deleting Subsection 17.60.010 (G) (Residential-I District (R-I), Permitted Uses) and inserting in lieu thereof a new Subsection 17.60.010 (G), by deleting Subsection 17.70.010 (G) (Residential-I-Low Density District (R-I-L), Permitted Uses) and inserting in lieu thereof a new Subsection 17.70.010 (G), by deleting Subsection 17.80.010 (G) (Residential-II District (R-II), Permitted Uses) and inserting in lieu thereof a new Subsection 17.80.010 (G), by adding a new Subsection 17.50.040 (K) (Vacation Cottage District (V-C), Uses permitted subject to approval of county commission), by adding a new Subsection 17.60.040 (H) (Residential-I District (R-I), Uses permitted subject to approval of county commission), by adding a new Subsection 17.70.040 (I) (Residential-I-Low Density District (R-I-L), Uses permitted subject to approval of county commission), and by adding a new Subsection 17.80.040 (L) (Residential-II District (R-II), Uses permitted subject to approval of county commission), all so as to change subdivisions, other than minor subdivisions, from a permitted use to a use subject to approval of county commission in the listed zoning districts; by deleting Subsection 17.110.040 (E) (Agricultural-Residential III District (A-R III), Uses permitted subject to approval of county commission) and by deleting Subsection 17.120.040 (E) (Agricultural-Residential IV District (A-R IV), Uses permitted subject to approval of county commission) so as to remove subdivisions as a use permitted subject to approval of county commission in the listed zoning districts; and by deleting Section 17.330.010 in its entirety and inserting in lieu thereof a new Section 17.330.010 which provides that uses not permitted by right or subject to approval of either the county commission or the planning commission in a given district are prohibited in that district.

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.?**

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
JR	EG	EW	ZP
Attorney	Administration	Clerk	
VS	LJ	LR	

Attachments:

Resolution Memo

Resolution