



AGENDA ITEM

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

REPORT TO: Work Session (03/07/22)

REPORT TO: Voting Meeting (03/10/22)

ITEM NO: 82/2022

SUBJECT: Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. Commission District 1.

Meetings:

Work Session Date: 03/07/22

Voting Meeting Date: 03/10/22

Executive Summary:

Presenter: SY

Recommendation:
Denial.

Purpose of Request:

Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. Commission District 1.

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? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
LR	SY	EW	ZP
Attorney	Administration	Clerk	
WLI	LJ	LR	

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Updated Site Plan - as of 3/7/2022
Site Plan
Maps
Renderings
Traffic Study
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photo