



Hall County Government

PLANNING & DEVELOPMENT

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

From: Srikanth Yamala, Interim Director

Date: February 17, 2022

Subject: Application of Viktor Vlad to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 5.02± acre tract located at the intersection of Union Church Road and Oliver Road; a.k.a. 5630 Union Church Road; Zoned AR-IV; Tax Parcel 15039 000067. Proposed Use: 5 lot subdivision. Commission District 1.

Application of Viktor Vlad to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) for the proposed use of a 5 lot subdivision. This item is located within Commission District 1.

At their February 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

1. *The development shall conform to the development standards set forth in the code of ordinances, to include minimum lot width.*
2. *The proposed lot subdivision plan shall be modified as necessary for compliance with these conditions and current development standards at time of site plan approval.*
3. *All conditions of zoning shall be made part of any plat created for the property.*
4. *A 50' transitional buffer shall be established along rear property lines that is parallel to Union Church Road.*
5. *The minimum home size shall be 2,600 square feet of heated floor area, the first floor shall have a minimum of 1,700 square feet of heated floor area.*
6. *A maximum of three driveways shall be provided, as approved by Hall County Engineering.*
7. *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."

8. *All building materials shall conform to Planned Residential Development (PRD) standards.*

There was one (1) written comment in opposition submitted in advance of the Planning Commission meeting and four (4) people spoke in opposition during the public hearing on February 7, 2022.

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