



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: 87/2022

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.

Meetings:

Work Session Date: 03/07/22

Voting Meeting Date: 03/10/22

Executive Summary:

Presenter: SY

Recommendation:

Approve with conditions. 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.

Purpose of Request:

History:

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.

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
JR	SY	EW	ZP
Attorney	Administration	Clerk	
WLI	LJ	LR	

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Maps
 Rendering
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Public Notice Sign