



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: April 25, 2022

Subject: Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven (11) lots. Commission District 2.

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At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following five (5) conditions:

1. *The development shall conform to the zoning and development standards set forth in the code of ordinances and with the site plan submitted with the application.*
2. *The applicant shall meet engineering requirements pertaining to stormwater regulations.*
3. *An internal roadway or common access drive shall be constructed to provide shared lot access.*
4. *All conditions of zoning shall be listed on the final plat.*
5. *The lots shall have a five foot non access easement along the frontage of Nancy Creek Road and Hardy Road.*

There was two (2) written comments in opposition submitted in advance of the Planning Commission meeting and one (1) person spoke in opposition during the public hearing on April 4, 2022.

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