



## AGENDA ITEM

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

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**REPORT TO:** Work Session (05/09/22)

**REPORT TO:** Meeting (05/11/22)

**ITEM NO:** 222/2022

**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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### Meetings:

**Work Session Date:** 05/09/22

**Voting Meeting Date:** 05/11/22

### Executive Summary:

**Presenter:** SY

**Recommendation:**

Approve, with 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.

**Purpose of Request:**

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.

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	SY	TS	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	JR	

**Attachments:**

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Additional Options for Site Plans - Provided by Cook on 5-4-2022

Maps

Deed

Legal Description

Environmental Health Comments

GDOT Comments

Public Works Comments

Public Comments

Notice Sign Photos