



AGENDA ITEM

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

REPORT TO: Work Session (05/23/22)

REPORT TO: Voting Meeting (05/26/22)

ITEM NO: 265/2022

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. NOTE: Tabled at the May 11, 2022 Meeting until the May 26, 2022 Voting Meeting.

Meetings:

Work Session Date: 05/23/22

Voting Meeting Date: 05/26/22

Executive Summary:

Presenter: RD

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:

Submit	Approve	Budget	Finance
JR	JR	JR	JR
Attorney	Administration		Clerk
JR	JR		JR

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Updated Site Plan - Provided 5-4-2022
 Updated Site Plan - Provided 5-20-2022
 Maps
 Deed
 Legal Description
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Public Comments
 Notice Sign Photos