



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: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. Commission District 3.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) and for a Use Subject to County Commission approval due to the purpose of use being a subdivision under Residential-I (R-I) (4-0) of this request with the following eleven (11) conditions:

1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
2. *The lots shall be a minimum of one acre in size.*
3. *The minimum road frontage shall be 50 feet.*
4. *The property shall have a maximum of 18 lots.*
5. *There shall be no vinyl siding.*
6. *All houses shall have hardi plank stone and masonry exteriors.*
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 conditions of zoning shall be part of any plat of the property.*

9. *Lot 1 and 14 shall have a 5 foot non access easement to Coker Road.*
10. *The houses shall have a minimum 1,500 square feet of heated floor space for a one story home and 2,000 square feet of heated floor space for a two story home.*
11. *All roads shall be built to Hall County standards.*

There was one (1) written comment in opposition submitted in advance of the Planning Commission meeting and three (3) people spoke in opposition during the public hearing on April 18, 2022.

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