



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: July 20, 2022

Subject: Application of Rochester & Associates/Doug Magnus to rezone from Light Industrial (I-I) to Residential-I (R-I) on a 2.06± acre tract located on the west side of Youngblood Road approximately 416 feet from its intersection with Winder Highway; a.k.a. 4740 Youngblood Road; Zoned I-I; Tax Parcel 15037A000031(pt.). Proposed use: single family residence. Commission District 1.

Application of Rochester & Associates/Doug Magnus to rezone from Light Industrial (I-I) to Residential-I (R-I) on a 2.06± acre tract located on the west side of Youngblood Road approximately 416 feet from its intersection with Winder Highway; a.k.a. 4740 Youngblood Road; Zoned I-I; Tax Parcel 15037A000031(pt.). Proposed use: single family residence. Commission District 1.

At their July 5, 2022 meeting, the Hall County Planning Commission voted to recommend approval (3-0) of this request with the following four (4) conditions:

1. *The property shall be developed as generally depicted on the site plan.*
2. *The property owner shall coordinate with Hall County Public Works to ensure proper easements are in place for the continued maintenance of the detention pond.*
3. *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.”
4. *All conditions of zoning shall appear on any plat recorded for this property.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on July 5, 2022.

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