



AGENDA ITEM

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

REPORT TO: Work Session (08/08/22)

REPORT TO: Voting Meeting (08/11/22)

ITEM NO: 402/2022

SUBJECT: Application of Rochester & Associates, LLC 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.

Meetings:

Work Session Date: 08/08/22

Voting Meeting Date: 08/11/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with 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.

Purpose of Request:

Application of Rochester & Associates, LLC 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.

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
AD	RD	EW	WG
Attorney		Administration	Clerk
WLI		LJ	JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photos