



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: August 18, 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.

The item before you is a request to rezone approximately 27 acres to develop a single-family detached residential neighborhood. This item was tabled at your June 9, 2022 voting meeting to allow the applicant an opportunity to prepare a more detailed and accurate conceptual plan.

The revised site plan was received on August 10, 2022 and is included with your packet. The revised site plan includes 21 lots with 2 storm water management ponds on 3 lots, a layout reconfiguration that includes 2 cul-de-sac streets.

The Planning Commission approved the request on April 18, 2022 with the conditions. 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

The 11 conditions are listed below, staff would also request that the storm water management ponds be located on separate tracts instead of on the residential lots. Including them on the buildable lots will increase the likelihood of maintenance and access issues for Hall County.

- 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.*