



AGENDA ITEM

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

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

REPORT TO: Voting Meeting (08/25/22)

ITEM NO: 346/2022

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. NOTE: Tabled at the May 26, 2022 Voting Meeting until the June 22, 2022 Meeting. NOTE: Tabled at the June 22, 2022 Meeting until the August 25, 2022 Voting Meeting.

Meetings:

Work Session Date: 08/22/22

Voting Meeting Date: 08/25/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with 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.

Purpose of Request:

History:

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.

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:

- Updated Board Memo - as of 8/19/2022
- Updated Board Memo - as of 6/24/2022
- Board Memo
- Updated Recommendation Report - as of 8/19/2022
- Recommendation Report
- Application
- Narrative
- Revised Site Plan - as of 8/10/2022
- Site plan
- Maps
- Deed
- Enviornmental Health Comments.pdf
- GDOT Comments
- Public Works Comments
- Public Comments
- Updated Notice Sign Photo
- Notice Sign Photo