



## AGENDA ITEM

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

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**REPORT TO:** Work Session (02/05/24)

**REPORT TO:** Voting Meeting (02/08/24)

**ITEM NO:** 28/2024

**SUBJECT:** **5348 Channel Drive | Amend Conditions |** of a previous rezoning on a 17.60± acre tract located on the south side of Channel Drive, approximately 2,085 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15001C000007 | **Proposed Use: 2-lot subdivision |** Commission District 3 | **Robert Ratcliffe, applicant.**

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### Meetings:

**Work Session Date:** 02/05/24

**Voting Meeting Date:** 02/08/24

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval.

Conditions:

1. All previous conditions of zoning included herein shall apply, specifically:
  - a. Mobile homes are prohibited.
  - b. Poultry houses are prohibited.
  - c. Hog parlors are prohibited.
  - d. Stick built homes only with a minimum 1,500 square feet shall be constructed.
  - e. All lots shall have individual wells and septic tanks.
2. The property shall be developed in accordance with the site plan dated February 19, 2023, and as described in the project narrative received February 1, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. The developer shall coordinate with Hall County Engineering to obtain the necessary driveway permits for access off Channel Drive.
4. A recorded plat shall be prepared, reviewed, and approved for the newly created parcels. The standard Hall County Plat Review process shall apply.
5. All conditions of zoning shall appear on any plats created for the subject property.
6. The approval of these zoning condition amendments shall only apply to the subject parcel, 15001C000007.

**Purpose of Request:**

**History:**

**5348 Channel Drive | Amend Conditions** | of a previous rezoning on a 17.60± acre tract located on the south side of Channel Drive, approximately 2,085 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15001C000007 | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Robert Ratcliffe, applicant.**

**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	Attorney	Administration
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Request to Table to 2-22-2024
- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos