



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: March 11, 2024

Subject: **5348 Channel Drive | Amend Conditions** | of a previous rezoning on a 17.60± acre tract | **Proposed Use: 2-lot subdivision | Robert Ratcliffe, applicant.**

The request before you is the request of Robert Ratcliffe to Amend Conditions of a previous rezoning to allow a 2-lot subdivision. This item is located within Commission District 3.

At their January 2, 2024 meeting, the Hall County Planning Commission voted to recommend approval with six (6) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions** as the proposed use is consistent with surrounding development.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

At their February 22, 2024 meeting, the Board of Commissioners tabled this item to March 28, 2024 to allow the applicant to consult with an attorney about possible deed restrictions regarding subdivision. There have been no updates since then.

Planning Commission 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.