



## AGENDA ITEM

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

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**REPORT TO:** Work Session (07/08/24)

**REPORT TO:** Voting Meeting (07/11/24)

**ITEM NO:** 365/2024

**SUBJECT:** **6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval** | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | **Proposed Use: 9-lot residential subdivision** | Commission District 2 | **Rochester** | **DCCM**, applicant

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### Meetings:

**Work Session Date:** 07/08/24

**Voting Meeting Date:** 07/11/24

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with conditions:

1. The property shall be developed in accordance with the site plan dated April 2, 2024, and as described in the project narrative submitted on April 8, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The subject property shall be subdivided into a maximum of nine (9) single-family residential lots in accordance with the requirements of the Residential I (R-I, 17.60) zoning district as detailed in 17.240, Area and Setback Requirements.
3. There shall be a mandatory homeowners' association (HOA).
4. All designated open space within the development shall be commonly held, and not held by individual homeowner(s).
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall appear on any plats created for the subdivision.

**Purpose of Request:**

**History:**

**6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval** | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | **Proposed Use: 9-lot residential subdivision** | Commission District 2 | **Rochester | DCCM, 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	BG	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Deed
- Legal Description
- 1989 BOC Approval Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos