



Hall County Government

PLANNING & DEVELOPMENT

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Director

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Sarah McQuade, Director

Date: September 27, 2021

Subject: Application of AK Chan to amend conditions of a previous rezoning

The request before you is the application of AK Chan to amend conditions of a previous rezoning for the purpose of reconfiguring the lot lines on a 6 lot subdivision. This item is located within Commission District 3.

At their September 7, 2021 meeting, the Hall County Planning Commission voted to recommend approval recommend approval (5-0) of this request with the following six (6) conditions:

1. *The original zoning conditions from 2006 rezoning approval shall not apply and the development standards submitted as part of this application shall take precedence.*
2. *Development will be limited to homes having no less than 2,200 square feet of heated floor space, with the exception of the existing residence on Lot 6/Outparcel.*
3. *The applicant shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access off Clarks Bridge Road and/or Green Drive.*
4. *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."
5. *A final plat shall be recorded before any building permit applications are submitted to Hall County.*

6. All conditions of zoning shall be made part of any plat created for the subdivision.

There were no public comments submitted in advance of the Planning Commission meeting and no one spoke in opposition or support of the request during the public hearing.

There have been no changes to the request since the Planning Commission took action.