



## AGENDA ITEM

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

**REPORT TO:** Work Session (10/11/21)

**REPORT TO:** Voting Meeting (10/14/21)

**ITEM NO:** 518/2021

**SUBJECT:** Application of AK Chan to amend conditions of a previous rezoning on a 16.00± acre tract located on the east side of the intersection of Green Drive and Clarks Bridge Road; a.k.a. 0 Clarks Bridge Road; Zoned R-I; Tax Parcel 10156 000009. Proposed Use: 6-lot subdivision. Commission District 3.

### Meetings:

**Work Session Date:** 10/11/21

**Voting Meeting Date:** 10/14/21

### Executive Summary:

**Presenter:** SM

**Recommendation:**

Approval, with conditions 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.

**Purpose of Request:**

**History:**

**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? No

Is there a deadline for this item?

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
LO	SM	NB	NB
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
VS	ZP	LR	

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Soil Map  
Survey  
2006 BOC Action Letter & Additional Exhibits  
Environmental Health Comment  
GDOT Comment  
Public Works Comments