



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: July 10, 2023

Subject: **6060 Old Federal Road | Use Subject to County Commission Approval | on a 2.942± acre tract | Proposed use: 3-lot subdivision | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**

The request before you is the request of ABE Consulting Inc. / Abe Abouhamdan, PE FASCE for a Use Subject to County Commission Approval to allow a 3-lot subdivision in Vacation Cottage (V-C) district. This item is located within Commission District 2.

At their June 19, 2023 meeting, the Hall County Planning Commission voted to recommend approval with four (4) conditions **(4-0, Pilcher absent)**.

There were **no public comments submitted** in advance of the Planning Commission meeting and **two people spoke during the public hearing**.

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

Planning Commission Approval Conditions:

1. The property shall be subdivided into a maximum of 3 building lots in accordance with the requirements of the Vacation Cottage (V-C, Section 17.50) zoning district as detailed in Section 17.240, area and setback requirements.
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Per Section 17.380.130, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.