



AGENDA ITEM

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

REPORT TO: Work Session (07/24/23)

REPORT TO: Voting Meeting (07/27/23)

ITEM NO: 395/2023

SUBJECT: **6060 Old Federal Road | Use Subject to County Commission Approval |** on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision | Commission District 2 | ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**

Meetings:

Work Session Date: 07/24/23

Voting Meeting Date: 07/27/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

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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? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

Attachments:

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