



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: August 8, 2023

Subject: **5961 Pocahontas Drive | Use Subject to County Commission Approval | on a 5.30± acre tract | Proposed use: 5-lot subdivision | Kimberly Zax, applicant.**

The request before you is the request of Kimberly Zax for a Use Subject to County Commission Approval to allow a 5-lot subdivision. This item is located within Commission District 2.

At their August 7, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with six (6) conditions (3-2, Varner & Pilcher opposed).**

There was **three (3) public comments submitted** in advance of the Planning Commission meeting and **six (6) people spoke in opposition 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 5 building 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.
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. There shall only be one (1) home built at a time through completion, from permitting to issuance of CO.
5. Permitting shall require normal review process.
6. A sign shall be posted on the lot thirty (30) days in advance of construction. The sign shall serve as notification of construction for the neighborhood.