



Hall County Government
BOARD OF COMMISSIONERS

August 25, 2023

Kimberly Zax
6512 Garrett Road
Buford, GA 30518

RE: **Use Subject Application**

Dear Kimberly Zax:

Please be advised that in its Voting Meeting on August 24, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

5961 Pocahontas Drive | Use Subject to County Commission Approval | on a 5.30± acre tract located at the intersection of Pocahontas Drive and Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | Proposed use: 5-lot subdivision | Commission District 2 | Kimberly Zax, applicant.

Conditions:

1. The property shall be subdivided into a maximum of five (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. Developer shall install and maintain a 20 feet buffer of planted trees no less than six (6) feet tall along the powerline easement.
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.

“Pursuant to section 17.380.130.E.8 of the Official Code of Hall County, 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.”

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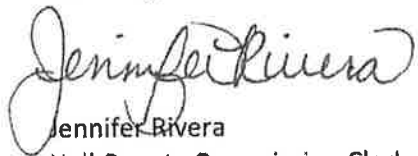
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Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Rivera". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Timothy Guy Ford
PO Box 1469
Blue Ridge, GA 30513