



AGENDA ITEM

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

REPORT TO: Work Session (06/10/24)

REPORT TO: Voting Meeting (06/13/24)

ITEM NO: 323/2024

SUBJECT: **5953, 5957, 5961, 5963 & 5967 Pocahontas Drive | Amend conditions of zoning** | on a 5.28± acre tract located on the east side of Pocahontas Drive, at its intersection with Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | **Proposed Use: 5-lot subdivision** | Commission District 2 | **Kimberly Zax, applicant**

Meetings:

Work Session Date: 06/10/24

Voting Meeting Date: 06/13/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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-1, 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. Permitting shall require normal review process.
5. 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.
6. Developer shall maintain a 20-foot undisturbed buffer on Lot 5 along the power line easement as shown in the site plan received March 11, 2024.

Purpose of Request:

5953, 5957, 5961, 5963 & 5967 Pocahontas Drive | Amend conditions of zoning | on a 5.28± acre tract located on the east side of Pocahontas Drive, at its intersection with Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | **Proposed Use: 5-lot subdivision** | Commission District 2 | **Kimberly Zax, applicant**

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	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Buffer Photos
- Deed
- Legal Description
- 2023 BOC Approval Letter
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photos