



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: February 10, 2025

Subject: **5444 Oak Manor Way | Variance |** Section 8.4 to vary sidewalk standards | on a 1.46± acre tract | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision | PHD Developments LLC, applicant**

The request before you is from PHD Developments, LLC for a variance to Section 8.4 to vary sidewalk standards within a 22 lot single-family subdivision. This item is located within Commission District 3.

At their January 21, 2025 meeting, the Hall County Planning Commission voted to recommend **denial (4-0, Sosebee absent).**

Staff recommendation: **Denial**, as no hardship exists pursuant to the criteria of Section 9.10.

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