



AGENDA ITEM

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

REPORT TO: Work Session (02/24/25)

REPORT TO: Voting Meeting (02/27/25)

ITEM NO: 81/2025

SUBJECT: **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | Commission District 3 | **PHD Developments LLC, applicant**

Meetings:

Work Session Date: 02/24/25

Voting Meeting Date: 02/27/25

Executive Summary:

Presenter: BG
Recommendation: Denial

Purpose of Request: **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | Commission District 3 | **PHD Developments LLC, 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 |
| KE | BG | WLI | CR |
| Clerk | | | |
| JR | | | |

Attachments:

- Board Memo
- Recommendation Report
- Application
- Site Plan
- Maps
- Plat
- Elevation
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign