



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: October 25, 2022

Subject: Application of Scott Puckett, Inc to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed use: 349-unit residential development. Commission District 1.

The application before you is a request to rezone 115.98± acres from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) to allow a 349-unit residential development.

At their October 17, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following ten (10) conditions:

1. *The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Planning Director can approve any necessary changes provided:*
 - a. *No increase in overall density greater than 3.0 units per acre;*
 - b. *No decreased minimum lot area or width;*
 - c. *No decrease in minimum building setbacks;*
 - d. *No decrease in buffers.*
 - e. *In geological or topographical constrains identified during development or engineering plans.*
2. *The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.*
3. *The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards. **No variances are granted as part of this request, unless specifically identified during the motion.***
4. *The proposed residential development shall confirm to §16.60.*

- a. *All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.*
 - b. *Open Space: minimum of 30%.*
 - c. *The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.110.F, including the requirement that “F. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space.” The redesigned lot layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/ LDP application.*
 - d. *Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25FT landscaped buffer which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.*
 - e. *Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. **Vinyl siding on all residential and non-residential buildings shall be prohibited.***
5. *A homeowners association shall be required to maintain the common ownership elements of the development.*
 6. *The proposed Stormwater BMP (pond) shall be a part of the open space and shall be provided a county approved maintenance access.*
 7. *Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, construction improvements, or de-vegetation.*
 8. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”*
 9. *All conditions of zoning shall be made part of any plats created for the property.*
 10. *This approval shall be valid for 12 months after sewage is available to this property.*

There were two (2) written comments in opposition submitted in advance of the Planning Commission meeting and one (1) person spoke in opposition during the public hearing on October 17, 2022.

There have been no changes to the request since the Planning Commission took action.