



## AGENDA ITEM

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

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**REPORT TO:** Work Session (12/05/22)

**REPORT TO:** Voting Meeting (12/08/22)

**ITEM NO:** 641/2022

**SUBJECT:** 2866 Lanier Tech Drive | Rezone | from Light-Industrial (I-I) to Residential Multi-Family (RMF) on a 58.26± acre tract located at the terminus of Lanier Tech Drive | Zoned I-I; Tax Parcel 15021 000085 | Proposed use: 370-unit multi-family complex | \*\* Commission District 3 | Capstone Acquisitions, LLC, applicant.

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#### Meetings:

**Work Session Date:** 12/05/22

**Voting Meeting Date:** 12/08/22

#### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall occur as depicted on the site plan dated 9-14-2022 and described in the project narrative. 2. The density of the development shall not exceed 6.34 units/acre and shall not exceed 370 total units. 3. The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces. The proposed development is located in the North Oconee Watershed Overlay which doubles all stream buffers and setbacks from rested vegetation not to the center line of the stream. 4. The proposed residential development shall conform substantially to Streets and Other Rights-of-Way (16.60). 5. The recommendations of the traffic study, subject to the review and approval by both Hall County Traffic Engineering and the Georgia Department of Transportation, shall be implemented. Any cost associated with these improvements shall be the responsibility of the developer. 6. 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." 7. A landscape plan shall be approved by the Planning Director prior to issuance of the Land Disturbance Permit (LDP). 8. The open space and buffers shall be protected in perpetuity by a deed that follows the property and shall not be separated from the parcel by future subdivision or reduced for project expansion. The removal or modification of this condition shall require action by the Board of Commissioners (BOC). 9. All conditions of zoning shall be made part of any plats created for the property. 10. Architectural standards: All facades of all residences, shall be finished with brick or fiber cement type siding/shake shingles. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding shall be prohibited on all residential and non-residential buildings.

**Purpose of Request:**

2866 Lanier Tech Drive | Rezone | from Light-Industrial (I-I) to Residential Multi-Family (RMF) on a 58.26± acre tract located at the terminus of Lanier Tech Drive | Zoned I-I; Tax Parcel 15021 000085 | Proposed use: 370-unit multi-family complex | Commission District 3 | Capstone Acquisitions, 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:**

<b>Submit</b>	<b>Approve</b>	<b>Budget</b>	<b>Finance</b>
AD	RD	EW	WG
<b>Attorney</b>	<b>Administration</b>	<b>Clerk</b>	
WLI	LJ	AO	

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Updated Narrative  
Original Narrative  
Updated Site Plan  
Original Site Plan  
Maps  
Legal Description  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos