



AGENDA ITEM

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

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

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

ITEM NO: 642/2022

SUBJECT: 2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.

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 generally occur as depicted on the site plan dated 8-2-2022 and described in the project narrative. 2. The density shall not exceed 300 units with a maximum of 15 three bedroom units. 3. The site shall 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 to Streets and Other Rights-of-Way (16.60). No variances are granted as part of this request. 5. Landscape and Lighting plan shall be submitted to the Planning Director for approval prior to issuance of the LDP. 6. 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. 7. The applicant shall follow the standard Land Development Review and building permit process for Hall County. 8. Approval shall expire if the project permitting phase has not begun within 12 months of Board of Commissioners approval. 9. 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." 10. The open space and undisturbed buffers shall be protected in perpetuity by deed that follows the property and shall not be separated from the parcel by future subdivisions or reduced for project expansion. The removal or mod of this conditions shall require action by the Board of Commission (BOC). 11. All conditions of zoning shall be made part of any plats created for the property. 12. 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. 13. The development shall have a 50 foot transitional buffer around all property lines with except of those fronting Ramsey Circle and White Sulphur Road.

Purpose of Request:

2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | Commission District 3 | CMWB Company, 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	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	AO	

Attachments:

Board Memo
Rezone Recommendation Report
Use Recommendation Report
Application
Narrative
Site Plan
Maps
Renderings
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign Photos
Public Comment - Toby Blackwell
Public Comment - Cindy Gingrey
Public Comment - submitted 12/3/22 - Tony Alfieri
Public Comment - submitted 12/3/22 - Bob Crochetiere
Public Comment - submitted 12/4/22 - Selena Gardner
Public Comment - submitted 12/6/2022 - Marilyn Valent
Public Comment - submitted 12/7/22 - Mary Hogan
Public Comment - submitted 12/7/22 - Julie Johns
Public Comment - submitted 12/7/22 - Don & Selena Gardner