



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
Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: December 15, 2022

Subject: 0, 490, 496, 508 & 536 Crescent Drive | Amend Conditions/Revise site plan | of a Planned Residential Development (PRD) | Zoned PRD | Commission District 3 | Williams Brothers Development LLC, applicant.

The request before you is a request to amend the previous PRD approval to allow site plan revisions. This item is located within Commission District 3.

It should be noted that the subject properties were within Commission District 4 when the rezoning process began but are currently in Commission District 3 due to redistricting.

This is an amendment to conditions of ZON2021-00129. This application seeks approval of the engineered site plan versus the conceptual presented to BOC on 2-10-2022. The 2-10-2022 approval was tied to the submitted site plan, which was a conceptual plan. The engineered site plan has a different drive, parking, amenity, and building layout than the conceptual; the engineered plan is more detailed and provides better traffic flow but requires BOC approval since it differs from the approved conceptual plan.

There is no change in number of buildings, or dwelling units and there is no reduction in the required greenspace percentage, buffers, setbacks, or parking. The applicant is requesting to change the previously approved playground to a dog park.

The February 10, 2022 conditions shall remain in effect, except for the layout and dog park.

2-10-2022 BOC Conditions of approval:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.

2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards with the following exceptions:
 - a. Sidewalks: In lieu of 5' sidewalks on both sides of the street, 5' hardscape and softscape trails shall be constructed in a manner generally as depicted on conceptual site plan to connect all buildings to amenity and open space with limited travel on internal roads.
 - b. Townhouse Garages: Townhouses facing the arterial street, Crescent Drive, can be front-loaded so long as a planted buffer conforming to 17.260.020 is provided.
3. There shall be no more than 143 total units in the development.
4. The following standards shall apply to the development:
 - a. Buffers:
 1. Front: 55 feet from center line of road or 30 feet from property line, whichever is greater.
 2. Side: 50 feet
 3. Rear: 50 feet
 - b. Buildings shall be no greater than 3 stories in height.
 - c. Open Space: minimum of 9.8 acres {30%}
 - d. Buffers: A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or nonresidential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.
 - 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 nonresidential buildings shall be prohibited.
5. Development driveway access from Crescent Drive must be reviewed, approved and permitted by the City of Gainesville as it is under the City's jurisdiction.
6. An updated traffic study may be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering, City of Gainesville Traffic Engineer, and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
7. All conditions of zoning shall be made part of any plats created for the property.
8. Stagger buildings as per §17.180.060 Planned Residential Development (PRD) standards.
9. A 70% garage facade shall be allowed.
10. Setbacks from sidewalk to garage:

1. For units that are front-loaded, garage doors shall be a minimum of 18 feet between the garage and curb.
2. For units that are rear-loaded, garage doors shall not have a minimum setback from the curb. 11. 3-story units shall be limited to 70% of the total unit count, not including units that have a basement garage condition.
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12. A left turn lane shall be added at the proposed entrance.
13. A decel lane shall be added at the proposed entrance.