



Hall County Government

PLANNING & DEVELOPMENT

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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: January 10, 2023

Subject: **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | Proposed use: 29 single-family detached homes | SrisadanOne LLC, applicant.

The request before you is the application of SrisadanOne, LLC to allow 29 single-family detached homes on 35.71± acre tract. ***It should be noted that a simultaneous rezone request accompanies this request but has separate reports and memos. Although you may wish to hear both associated items (rezoning and conditional use) at the same time, please deliberate and vote separately on each.*** This item is located within Commission District 2.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval of the conditional use request with eleven (11) conditions (**3-1, Bell absent & Varner opposed**).

There were no written comments submitted in advance of the Planning Commission meeting and **seven (7) individuals spoke in opposition** during the public hearing.

Since the Planning Commission took action, the applicant submitted a new site plan received 1-3-2023.

Planning Commission Approval Conditions:

1. The development shall generally occur as depicted on the conceptual site plan dated 11-17-2022 and submitted to the Hall County Planning staff on 1-3-2023, as modified to limit the total lots to 27. Furthermore, described in the revised project narrative modified for compliance with zoning conditions and Hall County regulations. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not:
 - a. Increase the number of lots;
 - b. Decrease required greenspace, amenity areas, or buffers;
 - c. Change the design or materials of the dwellings;

- d. Decrease the minimum building setbacks;
 - e. Reduce required landscaping
2. 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. Architectural elevations shall be submitted and approved by the Planning Director prior to approval of the Preliminary Plat.
 3. All costs associated with any required right-of-way improvements shall be the Developer's responsibility.
 4. All conditions of zoning shall be made part of any plats created for the property.
 5. Standard Hall County plat review process shall be followed.
 6. Standard Hall County Development Review and Land Disturbance Permit process shall be followed.
 7. Development is subject to Hall County Stormwater Management regulations.
 8. The Development must meet Hall County Environmental Health requirements for on-site systems. No system or drain field shall be located within the 75FT impervious stream buffer.
 9. No variances in Hall County Development standards are granted.
 10. Revise the conceptual prior to BOC meeting to show buffer and impervious setback from wretched vegetation, not centerline of creek and to show Hall County studied and FEMA flood plain.
 11. 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."

Please note that denial of the rezoning request is an automatic denial of the associated conditional use requests but this will need to be stated by the chairman after the rezoning vote.