



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Randi Doveton, Director

Date: January 10, 2023

Subject: **5904 Cool Springs Road (original parcel address) | Amend Conditions** | of a Planned Residential Development (PRD) on a 42.89± acre tract | Proposed use: revise architectural standards for development | Clint Dixon, applicant.

The request before you is the application of Clint Dixon to revise architectural standards for development on a 42.89± acre tract, commonly known as The Overlook at Marina Bay. The development was approved by the Board of Commissioners on August 9, 2018. This item is located within Commission District 2.

The applicant has provided 3 new architectural plans which differ from the previously approved standards. The Brookmont, Wakefield, and Newport plans have porch roof slopes that range from 2:12 to 12:12; the applicant is also requesting that the garages shall not extend more than 10 feet 6 inches further toward the front yard property line than the façade of the habitable area of the first story, and the width of the garage wall shall not exceed 56% for a two-car garage and 66% for a three-car garage of the front façade of the dwelling.

The proposed plans are included in your packet. The applicant has not requested any other amendments to the previously approved PRD conditions; therefore, **all other standards from the 2018 approval shall remain.**

Staff recommends approval of the three (3) new sets of architectural plans as submitted.