



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: January 10, 2023

Subject: **3055 Tumbling Creek Road | Amend conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract | **Proposed use: 38-unit residential rental community | Rochester/DCCM, applicant.**

The request before you is the application of Rochester/DCCM to allow a 38-unit residential rental community on 5.1± acres. ***It should be noted that a simultaneous variance request accompanies this request but has separate reports. The Planning Commission heard and voted on the variance and amended conditions with one motion, so there is only one memo.*** 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 amend conditions request with seven (7) conditions **(4-0, Bell absent)**.

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The conditions of zoning approved on January 28, 2021 shall apply as listed below, modified to be consistent with the current request:
 - A. The development shall generally occur as depicted on the site plan dated 10-19-2022, as modified, and described in the revised project narrative dated 11-16-2022 and site plan, modified for compliance with zoning conditions, and Hall County regulations.
 - B. The proposed residential development shall conform to [17.180.060](#) Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
 - C. The following standards shall apply to the development:

- I. Use: Rental Cottages
 - i. 38 total units not exceeding 114 total bedrooms
 - ii. Density shall not exceed of 6.4 units per acre
 - II. Setbacks:
 - i. From right-of-way: 30 feet
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - III. No less that Parking: 114 spaces, subject to Hall County regulations
 - IV. Open Space: minimum of 1.53 acres (30%)
 - V. Buffers: No buffers will be required against adjacent property retained by the foundation.
 - VI. Where the development is adjacent to a right-of-way there shall be a 10 foot plated landscape strip to be installed no later than six months from the development of the proposed Tommy Creek connector.
 - VII. 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.
 - D. An updated traffic study shall not be required.
 - E. Tenancy shall be not be restricted to University of North Georgia (UNG) faculty or students.
 - F. The following language shall be placed upon the Final Plat of the PRD as defined by 17.20.830 of the Hall County Code and it will read, "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
 - G. The applicant, in developing the property, shall cooperate with Hall County regarding connectivity and development of the Highlands to Islands trail network.
2. No buffer shall be required along the perimeter of the property where the seller owns the adjacent property. A 10 foot landscape strip shall be required along the rights-of-way of Tumbling Creek Road and the proposed Tumbling Creek Connector.
 3. Minimum of one tree shall be provided for each unit in addition to the planted landscape buffer. Trees shall be maintained by the owner and any diseased or dead trees shall be replaced by the owner.
 4. Sidewalks will be provided adjacent to each parking bay with connecting sidewalks to the right-of-way of Tumbling Creek Road.
 5. Open space shall be provided at a ratio of 30% of the site area and not subject to the requirements of the conservation subdivision design.
 6. The commission shall approve there are no proposed lots for the developments rental community.

7. There are no proposed garages instead the development will be served by the community parking areas, which shall be allowed.