



AGENDA ITEM

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

REPORT TO: Work Session (03/06/23)

REPORT TO: Voting Meeting (03/09/23)

ITEM NO: 81/2023

SUBJECT: **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval** | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | Commission District 2 | **SrisadanOne LLC, applicant.** NOTE: Tabled at the February 9, 2023 Voting Meeting until the March 9, 2023 Voting Meeting.

Meetings:

Work Session Date: 03/06/23

Voting Meeting Date: 03/09/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with 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."

Purpose of Request:

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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
JR	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

- Updated Board Memo - as of 3/6/2023
- Revised Board Memo
- Board Memo
- Recommendation Report
- Application
- Narrative
- Updated Site Plan - as of 3/7/2023
- Updated Site Plan - as of 2/28/2023
- Updated Site Plan
- Original Site Plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photos
- Updated Notice Signs