Code Section	Existing	County Attorney's Proposal	Planning Commission Recommendation	Proposed Resolution Language
17.180.010 (B)	This district is to be utilized as a "floating	This district is to be utilized as a "floating zone"	This district is to be utilized as a "floating zone" which shall	This district is to be utilized as a "floating zone"
	zone" which shall mean that areas will not be	which shall mean that areas will not be pre-	mean that areas will not be pre-designated as planned	which shall mean that areas will not be pre-
	pre-designated as planned development	designated as planned development districts but	development districts but rather each such designation	designated as planned development districts but
	districts but rather each such designation shall	rather each such designation shall result from a	shall result from a specific and separate application for	rather each such designation shall result from a
	result from a specific and separate application	specific and separate application for amendment.	amendment. Planned development districts are separate	specific and separate application for amendment.
	for amendment. Planned development	Planned development districts are separate	zoning districts and shall follow the same amendment	Planned development districts are separate
	districts are separate zoning districts and shall	zoning districts and shall follow the same	procedures as other districts. The standards of	zoning districts and shall follow the same
	follow the same amendment procedures as	amendment procedures as other districts	development for a particular application (which includes all	amendment procedures as other districts.
	other districts. Unless otherwise stated in this	'	data, plans, specifications and land uses)shall be set forth in	
	section, the development standards and the		specific zoning conditions and/or variances and/or	
	land uses which are presented with the		conditional uses, if approved.	
	application for amendment shall, if approved,			
	become the standards for the subject property			
	and shall become a part of the zoning			
	regulations.			
17 100 010 (1)				
17.180.040 (A)	Any request pertaining to the establishment of	Any request pertaining to the establishment of a	Any request pertaining to the establishment of a planned	Any request pertaining to the establishment of a
	a planned development district shall be	planned development district shall be	development district shall be administered and processed in	planned development district shall be
	considered an amendment to the zoning	administered and processed in accordance with	accordance with the regulations set forth in chapter 17.380.	administered and processed in accordance with
	regulations and shall be administered and	the regulations set forth in chapter 17.380.		the regulations set forth in chapter 17.380.
	processed in accordance with the regulations			
	set forth in chapter 17.380.			
17.180.040 (B)	All data, plans and specifications presented as	All data, plans, and specifications presented as	All data, plans and specifications presented as part of the	All data, plans, and specifications presented as
	part of the planned development district shall,	part of the planned development district	planned development district application shall, if approved,	part of the planned development district
	if approved, be adopted as an amendment to	application shall, if approved, be the standards of	be the standards of development for that particular planned	application shall, if approved, be the standards of
	the zoning regulations and shall be the	development for that particular planned	development, but only to the extent that they do not	development for that particular planned
	standards of development for that particular	development, but only to the extent that they do	conflict with the provisions of the Code. To the extent that	development, but only to the extent that they do
	planned development.	not conflict with the provisions of the Code. To	they conflict with the provisions of the Code, all data, plans,	not conflict with the provisions of the Code. To
		the extent that they conflict with the provisions	and specifications become the standards of the	the extent that they conflict with the provisions
		of the Code, all data, plans, and specifications	development for that particular planned development only	of the Code, all data, plans, and specifications
		become the standards of development for that	if they are set forth as a specific condition of zoning or	become the standards of development for that
		particular planned development only if they are	approved as a zoning variance and /or conditional use.	particular planned development only if they are
		set forth as a specific condition of zoning or		set forth as a specific condition of zoning or
		approved as a zoning variance.		approved as a zoning variance.
17.180.040 (C)	All further development on the property shall	To the extent that the approved standards are	To the extent that the approved standards of development	To the extent that the approved standards are
	conform to the standards adopted for the	consistent with the Code, set forth as specific	are consistent, or inconsistent, with the Code, as noted	consistent with the Code, set forth as specific
	district regardless of any change in ownership.	conditions, or approved as a zoning variance, all	in the above Paragraph B above, and set forth as specific	conditions, or approved as a zoning variance, all
	Any proposed changes to the approved	further development on the property shall	conditions, or approved as a zoming variance and / or	further development on the property shall
	standards shall be treated as amendments to	conform to the standards adopted for the district	conditional use, all further development on the property	conform to the standards adopted for the
	the zoning regulations and must be considered	regardless of any change in ownership. Any	shall conform to the standards adopted for the district	district regardless of any change in ownership.
	in accordance with the procedures set forth in	proposed changes to those same approved	regardless of any change in ownership. Any proposed	Any proposed changes to those same approved
	chapter 17.380. Appeals based upon hardship	standards must be considered in accordance with	changes those same approved standards of development	standards must be considered in accordance
	or an alleged misinterpretation of the	the procedures set forth in chapter 17.380.	must be considered in accordance with the procedures set	with the procedures set forth in chapter 17.380.
	ordinance by the building official shall be	Appeals based upon hardship or an alleged	forth in chapter 17.380. Appeals based upon hardship or an	Appeals based upon hardship or an alleged
	processed in accordance with procedures set	misinterpretation of the ordinance by the	alleged misinterpretation of the ordinance (this title) by the	misinterpretation of the ordinance by the
	forth in chapter 2.40. In no case shall the	building official shall be processed in accordance	building official shall be processed in accordance with	building official shall be processed in accordance
	approved land uses be appealed.	with the procedures set forth in chapter 2.40. In	procedures set forth in chapter 2.40. In no case shall the	with the procedures set forth in chapter 2.40. In
		no case shall the approved land uses be appealed.	approved land uses be appealed.	no case shall the approved land uses be
				appealed.
17.180.040 (D)	The violation of any provision of the planned	No change proposed	No change proposed	No change proposed
	development standards as submitted and			
	approved under the provisions herein shall			
	constitute a violation of these regulations.			

17.180.042(A)	No existing verbiage- new section	Submission of application. Any application for a planned development district shall be submitted to the Planning Commission through its Planning Director or other designated staff member.	Submission of application. Any application for a planned development district shall conform to Section 17.380.010 General procedures.	Submission of application. Any application for a planned development district shall conform to Section 17.380.010 General procedures.
17.180.042(B)	No existing verbiage- new section	<ul> <li>General requirements.</li> <li>1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.</li> <li>2. No application to rezone property to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works Department, and any other applicable local or state agencies.</li> </ul>	<ul> <li>General requirements.</li> <li>1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.</li> <li>2. No application to rezone property (20 acres or more) to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Planning Department, appropriate staff of the Planning Department, appropriate staff of the applicant, or any other applicable local or state agencies. Once a pre-application meeting is requested by the applicant, staff shall schedule it within ten (10) business days. Failure to meet this timeline by staff would negate the pre-application meeting requirement.</li> </ul>	<ul> <li>General requirements.</li> <li>1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.</li> <li>2. No application to rezone property (10 acres or more) to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works department, and any other applicable local or state agencies.</li> </ul>
16.50.150	Alternate design standards for subdivision streets shall be considered only in planned residential developments. Each alternate design must be justified in writing by the registered engineer, surveyor or landscape architect.	Alternate design standards for subdivision streets shall be considered only in planned residential developments. Any deviation in street design in a planned residential development from the standards set forth generally in the Hall County Code shall require approval of a variance from the Hall County Board of Commissioners for the specific deviant standard. The variance request shall be justified in writing by the applicant, and must meet the requirements of chapter 17.180.	Not applicable	