



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Randi Doveton, Director of Planning & Development

**Date:** July 24, 2023

**Subject:** **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract | Proposed use: 216-lot subdivision | Arabella Capital, LLC, applicant**

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The request before you is the request of Arabella Capital, LLC to Amend Conditions of a Planned Residential Development (PRD) to allow a 216-lot subdivision. This item is located within Commission District 3.

At their July 17, 2023 meeting, the Hall County Planning Commission voted to recommend approval with one (1) condition containing 17 sub conditions (a through q). **(4-0, Varner absent).**

There were **no public comments submitted** in advance of the Planning Commission meeting and **two people spoke in opposition during the public hearing.**

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

### Planning Commission Approval Conditions:

1. All prior conditions of approval are hereby repealed and replaced with the following conditions:
  - a. Development is approved for lots as generally shown on the concept plan and typical lot layout (sheet 200) dated March 27, 2023 and as described in the project narrative, and as described in the final conditions of zoning, modified as necessary for compliance with development standards enforced at the time of site plan approval. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. Any conflict in development standards between the concept plans, project narrative, and conditions of zoning shall be determined by the final conditions of zoning.

- b. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.
- c. This section of the development is approved for a maximum of 216 lots with a minimum lot size of 7,000 square feet each. The minimum lot frontage width shall be 40 feet, as previously approved by the Hall County Commission in 2017.
- d. The minimum heated floor area (HFA) shall be 2,000 square feet for dwelling units. Houses shall be constructed with a mixture of cement materials, stone, and/or brick facades. Vinyl siding is prohibited. Houses shall be consistent with the submitted renderings for the Low Country, Low Country Farmhouse, Sugarberry Cottage, and River Place Cottage elevations. Each unit shall include a front porch with a minimum depth of six (6) feet, and the elevations shall provide a similar expression of depth, dimension, and architectural detailing articulated on the proposed renderings.
- e. All homes shall be constructed with a garage with a minimum of two-car capacity.
- f. All lots shall be accessed via internal roadways. Lots with rear entry shall not be allowed.
- g. All conditions of zoning shall be made a part of any plats created for the subdivision.
- h. The front setbacks on Phase 1 lots 47, 48, 49, 50, and 51 will be reduced from 20 feet to 15 feet as approved by the Hall County Commission in 2017.
- i. The common area street connected to Wishing Well Terrace shall maintain a 50 foot right-of-way with any residential building lot of front said street. A 40 foot right-of-way will be allowed past the residential lots that require a 50 foot right-of-way with a maximum allowable street grade of 17%.
- j. Private gates will be added at the entrances to sections of the development from Buffington Farm Road to accommodate home owners residing within the subdivision. No gate shall restrict or impede the ingress or egress of lots not included within the subdivision as shown on the submitted concept plan.
- k. The existing section of Buffington Farm Road beyond the gated point will be rezoned to PRD and taken out of county maintenance.
- l. A left turn lane and deceleration lane on Cagle Road for Buffington Farm Road shall be constructed by the developer if required by Hall County Traffic Engineering Department.
- m. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
- n. The development shall be limited to a maximum of three (3) model homes prior to approval and recording of the final plat.
- o. No variances or development exceptions not specifically listed in these conditions of approval are granted.
- p. All residential lots must front on streets with a 50 feet right-of-way.
- q. No rear entry lots shall be allowed.