



# 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:** **3271 & 3270 Buffington Farm Road | Rezone |** from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract | **Proposed use: 121-lot subdivision | Arabella Capital, LLC, applicant.**

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The request before you is the request of Arabella Capital, LLC to Rezone from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) to allow a 121-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 twelve (12) conditions **(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. 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.
2. 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.

3. This section of the development is approved for a maximum of 121 lots with a minimum lot size of 6,800 square feet each.
4. The minimum heated floor area (HFA) shall be 1,600 square feet for dwelling units. Houses shall be constructed with a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Houses shall be consistent with the submitted renderings for the Annapolis, Harrisburg, Macland, and Creekside elevations. Elevations shall provide a similar expression of depth, dimension, and architectural detailing articulated on the proposed renderings.
5. All homes shall be constructed with a garage with a minimum of two-car capacity.
6. Minimum front yard setback must be a minimum of 20 feet, to accommodate additional parking in driveways without encroaching into rights-of-way.
7. A maximum of 19 lots shall be permitted driveway access from Buffington Farm Road per the conceptual site plan dated March 27, 2023.
8. A left turn lane and deceleration lane on Cagle Road for Buffington Farm Road shall be constructed by the developer per the requirements of the Hall County Traffic Engineering Department.
9. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
10. The development shall be limited to a maximum of three (3) model homes prior to approval and recording of the final plat.
11. No variances or development exceptions not specifically listed in these conditions of approval are granted.
12. A 50 foot undisturbed buffer shall be maintained along the eastern boundary of the subject property from Buffington Farm Road to the U.S.A.C.E. property.