



## AGENDA ITEM

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

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**REPORT TO:** Work Session (08/21/23)

**REPORT TO:** Voting Meeting (08/24/23)

**ITEM NO:** 466/2023

**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 located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | **Proposed use: 121-lot subdivision** | Commission District 3 | **Arabella Capital, LLC, applicant.** NOTE: Tabled at the August 10, 2023 Voting Meeting until the August 24, 2023 Voting Meeting.

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### Meetings:

**Work Session Date:** 08/21/23

**Voting Meeting Date:** 08/24/23

### Executive Summary:

**Presenter:** RD  
**Recommendation:**

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.

**Purpose of Request:**

**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 located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | **Proposed use: 121-lot subdivision** | Commission District 3 | **Arabella Capital, LLC, applicant.**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
RD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Renderings  
Deeds  
Environmental Health Comments  
GDOT Comments  
Updated Public Works Comments  
Original Public Works Comments  
Fire Comments  
Traffic Impact Study  
Updated Notice Signs  
Notice Sign Photos  
Constitutional Objections Letter