



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: August 21, 2023

Subject: **7896 Calvary Cross Road | Rezone** | from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 53.98± acre tract | **Proposed use: 12-lot subdivision | Commission District 3 | Candler Road Estate, applicant.**

The request before you is the request of Candler Road Estate to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) to allow a 12-lot subdivision. This item is located within Commission District 3.

At their August 7, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with twelve (12) conditions (5-0).**

There was one (1) **comment submitted** in advance of the Planning Commission meeting, **one (1) person spoke in favor, and two (2) 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 described in the project narrative 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.
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 development is approved for a maximum of 11 lots with a minimum lot size of 2 acres.
4. The parcel identified on the site plan as Tract 2, located at the intersection of Skitts Mountain Road and Lula Road / SR 52, and consisting of 0.49 acres is not approved as a separate building lot.
5. The development shall meet the requirements of the Planned Residential Development (PRD, [17.180.060](#)) zoning district, except as noted below.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
7. Developer shall provide a 50 ft. setback that includes the existing natural features and vegetation along the exterior boundaries. The exception to this standard shall be those lot lines that serve as the boundary between the subject property and parcel 12104 000005A, along which the developer shall install a 25 ft. planted buffer once construction begins on adjacent lots.
8. At time of permit application, at least 30% of open space shall be shown on all site plans submitted for review. Site plan shall also show that a minimum of 2 trees per lot exists or shall be planted per 17.180.060.
9. All driveways shall meet site distance requirements, as well as all other Hall County Traffic and Georgia Department of Transportation requirements.
10. Developer shall not be required to install sidewalks throughout the development.
11. The subdivision of any tract into seven or more lots within a 12-month period from the date of recording of the plat may require a stormwater management report should the proposed development meet thresholds for impervious surfaces and/or disturbed acreage.
12. 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.”