



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: September 25, 2023

Subject: **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel | **Proposed Use: 133 unit rental community | Rochester/DCCM, applicant.**

The request before you is the request of Rochester/DCCM to rezone from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) to allow a 133 unit rental community. This item is located within Commission District 1.

At their September 5, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with ten (10) conditions (4-1, Pilcher opposed).**

There were **eight (8) comments submitted** in advance of the Planning Commission meeting and **three (3) people spoke 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 dated June 6, 2023 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. The development is approved for a maximum of 129 dwelling units, as described in the project narrative and detailed on the site plan.
 4. The minimum heated floor area (HFA) shall be 690 square feet for individual units within a duplex, 984 square feet for 2 bedroom cottage units and 1,265 square feet for 3 bedroom cottage units. Building elevations shall be composed of 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. Homes shall be consistent with the submitted renderings.
 5. The development shall have a 50 foot exterior buffer per the requirement of [17.180.060](#), Planned Residential Development along Thompsons Mill Road. There shall be a 15 foot re-vegetated buffer along the east and west property lines. The development shall delete units 73, 74, 78 and 79 from the plan, however the total number of units shall not exceed 129. Along Friendship Road, there shall be a re-vegetated buffer within the property of 100 feet from the back of the multi-use trail or 15 feet from the property line, whichever is greater. The development shall install decorative fencing or columns along the Thompsons Mill right-of-way and Friendship Road.
 6. The recommendations of the traffic study shall be implemented as part of the development process.
 7. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
 8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Relief is granted from the following requirements:
 - a. [17.180.060\(B\)\(8\)](#) – **Open Space** – Open Space shall be required at 30% of the gross acreage
 - b. [Table 17.270\(A\)](#) – **Signs** – Free standing permanent signs shall be allowed within 5 feet of the right-of-way
 - c. [17.180.060.6](#) – **Landscape Requirements** – The requirement for two trees per lot shall be modified to one tree per unit (133) plus any trees necessary to satisfy the development’s tree density requirements.
 9. Upon final approval by Hall County Planning & Engineering, Applicant shall construct a 6 foot wide pedestrian path, within the right-of-way of Thompson Mill Road, for the full frontage width.
 10. Detached garages, in approximate locations shown on the rezoning plan dated July 6, 2023 shall be allowed.