



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: October 23, 2023

Subject: **6777 and 6804 Spout Springs Road | Rezone** | from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) on a combined 22.88± acres | **Proposed Use: 95-unit townhome development | Walker Anderson Homes, applicant.**

The request before you is the application of Walker Anderson Homes to Rezone from Agricultural Residential III (AR-III) and Planned Residential Development (PRD) to Planned Residential Development (PRD) to allow a 95-unit townhome development. This item is located within Commission District 1.

At their October 2, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(3-2, Pilcher & Varner opposed)**.

There were **no comments submitted** in advance of the Planning Commission meeting and one **person spoke during the public hearing**.

Since the Planning Commission took action, the applicant submitted an updated elevation rendering of the proposed townhome development.

Planning Commission Conditions:

1. The development shall not exceed a maximum of 95 units and may be 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 minimum heated floor area (HFA) shall be 1,800 square feet.
4. 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 all exterior boundaries.
6. All associated stream buffers shall be contained completely within HOA common areas and shall not be on any individual lot.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
8. The development shall be limited to a maximum of two (2) model homes prior to recording of the final plat.
9. The following variances are granted herein:
 - a. 70% of garage door area shall be allowed.
 - b. The street design as presented in the conceptual plan shall be subject to review and approval of the Hall County Engineering Department.
 - c. The design shall be subject to review and approval of Hall County Fire Marshal.
 - d. Sewer design shall be subject to review and approval of the County Engineer.
 - e. The building elevations shall be reviewed and approved by the Planning Director.