



AGENDA ITEM

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

REPORT TO: Work Session (11/06/23)

REPORT TO: Voting Meeting (11/09/23)

ITEM NO: 635/2023

SUBJECT: **6804 Spout Springs Road | Amend Conditions** | of a Planned Residential Development (PRD) on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 | **Proposed Use: 95-unit townhome development** | Commission District 1 | **Walker Anderson Homes, applicant.**

Meetings:

Work Session Date: 11/06/23

Voting Meeting Date: 11/09/23

Executive Summary:

Presenter: RD

Recommendation:

Approval.

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.

Purpose of Request:

6804 Spout Springs Road | Amend Conditions | of a Planned Residential Development (PRD) on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 | **Proposed Use: 95-unit townhome development** | Commission District 1 | **Walker Anderson Homes, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
RD	RD	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report

Application
Updated Narrative
Narrative
Updated Site Plan
Original Site Plan
Maps
Rendering
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Sanitary Sewer Letter of Availability
Fire Comments
Public Comments (Post Planning Commission Meeting)
Notice Sign Photos