



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/08/24)

**REPORT TO:** Voting Meeting (01/11/24)

**ITEM NO:** 715/2023

**SUBJECT:** **4549, 4555, 4561, 4567, 4571, 4601, 4607, and 4611 Candlestick Lane | Amend Conditions** | of a Planned Residential Development (PRD) on a combined 3.89± acres located on the north side of Candlestick Lane, across from its intersection with Shawnee Drive | Zoned PRD, Tax Parcels 08067 000045, 000044, 000043, 000042, 000041, 000039, 000038, and 000037 | **Proposed Use: 9-unit townhome development** | Commission District 2 | **RyRoMa Properties, LLC, applicant.**

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### Meetings:

**Work Session Date:** 01/08/24

**Voting Meeting Date:** 01/11/24

### Executive Summary:

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

Approval, with conditions:

1. The property shall be developed in accordance with the project narrative submitted on September 8, 2023 and site plan dated October 6, 2023 noting 16-foot wide drives on Building One.
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. All new residential building constructed within the subject area must adhere to the surrounding architectural styles, and shall be subject to final review and approval by the Director of Community Development and Infrastructure, or their designee. This includes the allowance of vinyl siding.
4. Only one (1) driveway access point shall serve a single building and all parking shall be properly maintained outside of the right-of-way, with the exception of Building One which may have separate driveways per unit or three if it's a triplex.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
6. Upon completion of construction as described in the submitted plans dated October 6, 2023, an as-built survey shall be submitted prior to issuance of certificates of occupancy for units in each respective building.
7. 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.”

**Purpose of Request:**

**4549, 4555, 4561, 4567, 4571, 4601, 4607, and 4611  
Candlestick Lane | Amend Conditions of PRD | 9-unit townhome development | on a combined 3.89± acres located on the north side of Candlestick Lane, across from its intersection with Shawnee Drive | Zoned PRD, Tax Parcels: 08067 000045, 000044, 000043, 000042, 000041, 000039, 000038, and 000037 | Proposed Use: 9-unit townhome development | Commission District 2 | RyRoMa Properties, 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 |
|--------------|---------|----------|----------------|
| AD           | RD      | WLI      | CR             |
| <b>Clerk</b> |         |          |                |
| AO           |         |          |                |

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Legal Descriptions  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photo