



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Srikanth Yamala

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: January 8, 2024

Subject: **6409 Lights Ferry Road | Use Subject to County Commission Approval | on a 19.18± acre tract | Proposed Use: 22-lot subdivision | Bret Muetzelfeld, applicant.**

The request before you is the request of Bret Muetzelfeld for a Use Subject to County Commission Approval to allow a 22-lot subdivision. This item is located within Commission District 2.

At their December 18, 2023 meeting, the Hall County Planning Commission voted to recommend approval with twelve (12) conditions **(4-1, Pilcher opposed)**.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **six (6) people spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. Development is approved as described in the concept plan dated December 10, 2023 and the project narrative dated December 18, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval, including but not limited to water quality and hydrology study per Hall County Public Works requirements.
2. The property shall be subdivided into a maximum of 21 building lots in accordance with the requirements of the Vacation Cottage (V-C, [17.50](#)) zoning district as detailed in 17.240, area and setback requirements.
3. The development shall be connected to the City of Gainesville public water at the developer's expense. There shall be no cost to the county for this connection. Per the City of Gainesville's Department of Water Resources, the 2" PVC pipe along Rip Road shall be upgraded to a 6" DIP at the developer's expense, and service to the existing customer at the end of Rip Road shall remain uninterrupted.

4. All residences shall have a minimum heated floor area (HFA) of 2,500 square feet and have a minimum of 4 bedrooms and 3 bathrooms. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
5. A fire hydrant shall be constructed to serve the 21-lot subdivision. This shall be reviewed and approved by the Hall County Fire Marshal.
6. A cul-de-sac shall be constructed at the termination of Rip Road as depicted on the submitted site plan dated December 18, 2023. Improvements shall be made at the developer's expense.
7. All roads shall be constructed with asphalt paving to county standards, with 20 foot wide pavement width and curb and gutter. All improvements to be made from Lights Ferry Road to the corner of Lot 21 and including a turnaround to be approved by Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
9. Those lots which do not front Lights Ferry Road shall access either Rip Road or Ford Road. Those lots which front Lights Ferry Road shall access via common access driveways per 12.40 Driveway Construction at a minimum of 2 access driveway per 3 lots. Only Lots 5-7 and 15-17 may front Lights Ferry Road, as shown on the site plan.
10. A 5 foot perpetual utility easement shall be included on all lots, to be located adjacent to the right-of-way.
11. 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."
12. During roadway construction, at no time shall access to existing residences be impeded. All utilities shall remain uninterrupted during development.