



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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

**From:** Randi Doveton, Director of Planning & Development

**Date:** February 5, 2024

**Subject:** **3580 and 3526 Poplar Springs Road and 3601 Pierce Drive | Amend Conditions |** of a Planned Residential Development (PRD) on a combined 97.48± acre tract | **Proposed Use: 192-lot single-family development | Clint Dixon for Clayton Properties Group, Inc, applicant.**

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The request before you is the request of Clint Dixon for Clayton Properties Group, Inc to Amend Conditions of a Planned Residential Development (PRD) to allow a 192-lot single-family development. This item is located within Commission District 1.

At their January 16, 2024 meeting, the Hall County Planning Commission voted to recommend approval with five (5) conditions **(5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke during the public hearing**.

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

### Planning Commission Conditions:

1. All previous conditions of zoning included herein shall apply as listed below:
  - a) There shall be no more than 192 single-family units in the development.
  - b) All costs associated with any required right-of-way improvements shall be the Developer's responsibility.
  - c) Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.

- d) Any necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GDOT). All costs associated with any required improvements shall be the developer's responsibility.
  - e) 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."
  - f) All conditions of zoning shall be made part of any new plat created for the property.
  - g) The development shall adhere to the Hall County Erosion Control Ordinance Best Management Practices for Large Developments, which include the 3 BMPs from the County-approved list, even if the phase of development is less than 20 acres.
  - h) The development shall connect to a public sewer system.
  - i) Any yard runoff that would possibly flow into the creek, shall be sodded. If runoff flows to a different detention pond, it is not a requirement to have the yard sodded.
  - j) No back yards shall abut Poplar Springs Road.
2. The property shall be developed in accordance with the original concept plan which shows two full-access entrances per 17.180.060, and as described in the project narrative submitted on November 15, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
  3. 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. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
  4. A garage shall not extend more than 10 feet 6 inches further toward the front yard property line than the façade of the habitable area of the first story.
  5. The width of the garage wall shall not exceed 56% for a two-car garage of the front façade of the dwelling.