
Ridgeline Land Planning, Inc

RE: 4670 Union Church Road PUD Amendment

November 16, 2023

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure

Dear Randi:

The applicant wishes to amend the existing PUD zoning for 4670 Union Church Road to further clarify the typical product elevations and garage placement. The applicant seeks approval to (1) add the attached elevations to the PUD zoning showing garage placement, (2) add a condition for 2 early model home permits and (3) clarify the carriage-style garage doors may be up to 43% of the front façade of the home instead of 40%.

The homes will be consistent with the original application (the applicant is proposing a minimum heated floor area of 2,000 square feet for single story homes and 2,200 square feet for two story homes). This PRD modification application includes detailed architectural design guidelines and standards to replace PRD Code Section 17.180.060.(B) 9. Architectural standards. The original approved PUD zoning included only a lot exhibit and lacked a detailed product description and strict application of the ordinance may result in the homes encroaching, or not fitting, within the approved side setbacks without removing the typical 12" roof overhang, which is common in other PUD zonings and for higher-end homes in Hall County, generally.

Attached are the proposed product elevations that go with the lot exhibit garage placement that was approved on June 22, 2022.

Sincerely,

Holt Persinger