



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: February 5, 2024

Subject: **4670 Union Church Road | Amend Conditions |** of a Planned Residential Development (PRD) on a 50.75± acre tract | **Proposed Use: 100-lot single-family development | Ridgeline Land Planning, Inc. applicant.**

The request before you is the request of Ridgeline Land Planning, Inc to Amend Conditions of a Planned Residential Development (PRD) to allow a 100-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 six (6) conditions **(5-0)**.

In the recommended conditions, the Planning Commission allowed a maximum amount of **125** total units for a density of 2.5 units per acre.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one 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:
 1. The development shall generally occur as depicted on the site plan and described in the project narrative. Minimum lot standards shall be as follows:
 - a. Minimum lot width: 50 feet
 - b. Minimum lot depth: 125 feet
 - c. Minimum lot area: 6,250 square feet
 - d. Minimum average lot area: 8,000 square feet

- e. Front setback: 20 feet from right of way with minimum of 25 feet from rear of sidewalk to face of garage
 - f. Side setback: 5 feet, subject to Fire Department approval
 - g. Rear setback: 20 feet
2. There shall be no more than 125 total units in the development, equaling a density of 2.5 units per acre.
 3. 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."
 4. A 6-foot-tall wooden privacy fence will be constructed along the northern property line adjacent to parcel #15043 000203 within 60 days of issuance of the land disturbance permit (LDP).
 5. The northern entrance depicted on the site plan nearest to Steeple Chase Lane shall be removed. The southern entry shall be the only entrance provided and shall include a deceleration lane.
2. The property shall be developed in accordance with the project narrative dated November 16, 2023 and site plan dated June 21, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
 3. Front-entry garage orientation may be semi-flush with the front façade, measuring between 5 and 20 feet behind the front façade or extending the same measurement toward the street. Garage door width shall not exceed 43% of the width of the front façade of the residence.
 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. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
 5. The development shall be limited to a maximum of two (2) model homes prior to recording of the final plat.
 6. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.