



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

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Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Assistant Director of Planning & Development

Date: February 26, 2024

Subject: **3655 Friendship Road | Rezone** | from Agricultural Residential (AR-III) to Planned Residential Development (PRD) | on a 10.76± acre tract | **Proposed Use: 22-lot single-family development | 3655 Friendship Rd., LLC, applicant**

The request before you is the request of 3655 Friendship Rd., LLC to Rezone from Agricultural Residential (AR-III) to Planned Residential Development (PRD) to allow a 22-lot single-family development. This item is located within Commission District 1.

At their February 5, 2024 meeting, the Hall County Planning Commission voted to recommend approval with fourteen (14) conditions **(5-0)**.

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **five (5) people spoke during the public hearing**.

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

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan submitted on December 5, 2023 and as described in the project narrative submitted on December 7, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 22 units.
3. The minimum heated floor area (HFA) shall be 2,100 square feet.
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. Front-entry garage orientation may be semi-flush with the front façade, measuring no greater than 8 feet beyond the front façade. Garage door width shall not exceed 40% of the width of the front façade of the residence.
6. A 5-foot walking path shall be required through the common area to connect each section of open space. An access easement a minimum of 5 feet in width shall be reserved for off-street pedestrian circulation to accommodate connectivity between the common spaces. Access easements are required to be recorded prior to the sale of any home sites adjacent to points of access. Prior to the sale of any home sites in the project, it shall be clearly stated the intent to make the connection so potential buyers are made aware. The easement shall be owned and maintained by the Developer and then transferred to the HOA once established.
7. All designated open space within the development shall be commonly held, and not by any individual homeowner(s).
8. All stream buffers must be fully maintained by the HOA, be completely contained within the common space and shall not encroach onto any individual building lot.
9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property:

"Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
11. No variances or development exceptions are granted as part of this request that are not explicitly listed in these conditions. The development shall be compliant with the Official Code of Hall County.
12. All conditions of zoning shall be made part of any plat(s) created for the subdivision.
13. A 50 foot transitional buffer per [17.260.020](#) along with a 6 foot high fence shall be maintained along the eastern boundary of the development which separates it from the existing Willow Brook subdivision. This 50 foot buffer shall also apply to any common area parcel which includes a stormwater pond. There shall be a 25 foot transitional buffer along all other external boundaries of the development, excluding that which adjoins Friendship Road right-of-way.

14. 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.”