



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (03/11/24)

REPORT TO: Voting Meeting (03/14/24)

ITEM NO: 114/2024

SUBJECT: **3655 Friendship Road | Rezone** | from Agricultural Residential (AR-III) to Planned Residential Development (PRD) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | **Proposed Use: 22-lot single-family development** | Commission District 1 | **3655 Friendship Rd., LLC, applicant.**

Meetings:

Work Session Date: 03/11/24

Voting Meeting Date: 03/14/24

Executive Summary:

Presenter: BG

Recommendation:

Approval.

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."

Purpose of Request:

3655 Friendship Road | Rezone | from Agricultural Residential (AR-III) to Planned Residential Development (PRD) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | **Proposed Use: 22-lot single-family development** | Commission District 1 | **3655 Friendship Rd., LLC, applicant.**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
AD	BG	WLI	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Updated Site Plan - as of 3/13/2024
- Updated Site Plan
- Original Site Plan
- Maps
- Renderings
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photo