



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: Beth Garmon, Assistant Director of Planning & Development

Date: March 11, 2024

Subject: **2030, 2034, 2036, 2038 & 2040 Spring Road | Rezone |** from Highway Business (H-B) to Planned Residential Development (PRD) | on a combined 1.99± acre tract | **Proposed Use: 13-unit townhome development | Tim Ferguson, applicant**

The request before you is the request of Tim Ferguson to Rezone from Highway Business (H-B) to Planned Residential Development (PRD) to allow a 13-unit townhome development. This item is located within Commission District 4.

At their February 19, 2024 meeting, the Hall County Planning Commission voted to recommend approval with thirteen (13) conditions **(5-0)**.

Staff recommendation: **Denial**, as the proposed use is inconsistent with surrounding zoning districts and the Comprehensive Plan.

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. The property shall be developed in accordance with the site plan dated January 4, 2024, and as described in the project narrative submitted on January 2, 2024, 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 13 townhome units.
3. A variance shall be granted relieving the developer from including sidewalks within the development.

4. Building elevations shall substantially adhere to the submitted renderings. Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.
5. All units shall include a minimum one-car garage.
6. Guest vehicle parking shall be provided at a ratio of 1 parking space per 2 units. These parking spaces may also serve the cluster mailbox unit. All roadway design and parking configurations shall meet Hall County Traffic standards.
7. All residential driveways shall measure no less than 20 feet from the internal drive aisle of the development to the garage door.
8. 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.
9. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
11. A 6-foot opaque fence shall be installed along all external boundaries of the development, excluding where adjacent to Spring Road Right of Way.
12. Detention pond design shall incorporate a bioswale style or similar aesthetic and function if located adjacent to the Spring Road right-of-way. Final review and approval is subject to the Planning and Zoning Administrator, or their designee.
13. The development shall be one owner and all rental.