



AGENDA ITEM

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

REPORT TO: Work Session (03/25/24)

REPORT TO: Voting Meeting (03/28/24)

ITEM NO: 136/2024

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 located on the north side of Spring Road, approximately 475 feet from its intersection with Skelton Road | Zoned H-B; Tax Parcel 00122 002013, 14, 15 & 16 | **Proposed Use: 13-unit townhome development** | Commission District 4 | **Tim Ferguson, applicant**

Meetings:

Work Session Date: 03/25/24

Voting Meeting Date: 03/28/24

Executive Summary:

Presenter:

BG

Recommendation:

Approval.

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.

Purpose of Request:

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 located on the north side of Spring Road, approximately 475 feet from its intersection with Skelton Road | Zoned H-B; Tax Parcel 00122 002013, 14, 15 & 16 | **Proposed Use: 13-unit townhome development** | Commission District 4 | **Tim Ferguson, 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
Narrative
Site Plan
Maps
Renderings
Deed
Legal Descriptions
Environmental Health Comments
GDOT Comments
Public Works Comments
Notice Sign Photo
Fire Comments