



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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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: **17, 20, 21 & 24 Spring Street | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) | on a combined 1.08± acre tract | **Proposed Use: 10-Unit residential development** | **Alex Petry, applicant**

The request before you is the request of Alex Petry to Rezone from Residential II (R-II) to Planned Residential Development (PRD) to allow a 10-Unit residential 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 eight (8) conditions **(4-1, Pilcher opposed)**.

Staff recommendation: **Denial**, as the development exceeds the one dwelling unit per acre recommended for the Lake Area Residential future land use classification in the Comprehensive Plan and substantially deviates from the standards of the PRD code listed in section 17.180.060.

There were **two (2) comments submitted** in advance of the Planning Commission meeting and **four (4) people spoke in opposition 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 November 17, 2023 and as described in the project narrative submitted on December 11, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The encroachment of the existing carport which crosses over the southwestern property line shall be resolved by either removal or modification of the structure, or the property line shall be modified in such a way to eliminate the encroachment. Any changes to property boundaries shall be reviewed and approved by the county's standard plat review process.
3. The development shall be limited to a total of 10 dwelling units.
4. The minimum heated floor area (HFA) shall be 512 square feet.
5. There shall be no more than five (5) parking spaces along Spring Street as noted on the site plan dated November 17, 2023, and there shall be no less than eighteen (18) parking spaces total provided for the development.
6. Architectural style and materials shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.
7. 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.
8. All conditions of zoning shall be made part of any plats created for the subdivision.