



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND DEVELOPMENT
DIRECTOR
Randi Doveton

ASSISTANT DIRECTOR
Beth Garmon

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
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 25, 2024

Subject: **2455 Floyd Road | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) on a 5.74± acre tract | **Proposed Use: 44-unit townhome development** | **Jason Dye, applicant.**

The request before you is the request of Jason Dye to rezone from Residential II (R-II) to Planned Residential Development (PRD) to allow a 44-unit townhome development. This item is located within Commission District 4.

At their March 4, 2024 meeting, the Hall County Planning Commission voted to recommend approval with twelve (12) conditions **(3-2, Pilcher and Sosebee opposed)**.

Staff recommendation: **Denial**, as the development exceeds the one dwelling unit per acre recommended for the Rural Residential future land use classification in the [Comprehensive Plan](#).

Public Comment:

- There were **no comments submitted** in advance of the Planning Commission meetings
- December 18, 2023 HCPC: **Three (3)** people spoke in opposition during the public hearing.
- January 12, 2024 Town Hall Meeting: **Fifty-five (55)** people attended the meeting (per the submitted sign-in sheet).
- February 19, 2024 HCPC: **Five (5)** 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 February 9, 2024, and as described in the project narrative submitted on October 19, 2023, and addendum dated February 9, 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 44 units.
3. All residences and services within the development shall connect to the public sidewalk along Floyd Road by internal sidewalks no less than five (5) feet in width.
4. The minimum heated floor area (HFA) of each townhome unit shall be 993 square feet and each duplex unit shall be 870 square feet.
5. Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.
6. 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.
7. All parking areas shall be accessed via internal drives and roads only. No parking shall be accessed directly from Floyd Road.
8. All signs shall comply with the underlying sign code requirements listed in 17.270 sign standards. All signage must be permitted.
9. All amenities depicted in the site plan submitted on February 9, 2024, are to be constructed within the development. The children's playground and covered shelter shall be constructed within the proposed playground area before 50% of the certificates of occupancy are issued for the entire development.
10. All conditions of zoning shall be made part of any plats created for the subdivision.
11. No variances to Planned Residential Development (17.180.060) standards are granted other than those approved herein.
12. The project shall be built in a single phase.