



## AGENDA ITEM

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

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**REPORT TO:** Work Session (04/08/24)

**REPORT TO:** Voting Meeting (04/11/24)

**ITEM NO:** 161/2024

**SUBJECT:** **2455 Floyd Road | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) on a 5.74± acre tract located on the north side of Floyd Road, approximately 300 feet from its intersection with Barnes Drive | Zoned R-II, Tax Parcel 15022 000037 | **Proposed Use: 44-unit townhome development** | Commission District 4 | **Jason Dye, applicant**

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#### Meetings:

**Work Session Date:** 04/08/24

**Voting Meeting Date:** 04/11/24

#### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

**2455 Floyd Road | Rezone** | from Residential II (R-II) to Planned Residential Development (PRD) on a 5.74± acre tract located on the north side of Floyd Road, approximately 300 feet from its intersection with Barnes Drive | Zoned R-II, Tax Parcel 15022 000037 | **Proposed Use: 44-unit townhome development** | Commission District 4 | **Jason Dye, applicant**

**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
<b>Clerk</b>			
JR			

**Attachments:**

- Board Memo
- Recommendation Report
- Application
- Narrative Addendum
- Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Updated Renderings
- Original Rendering
- Deed
- City of Gainesville Annexation Waiver
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Townhall Meeting Sign in Sheet
- Notice Sign Photo