



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: April 22, 2024

Subject: **3302 & 3212 Antioch Campground Road and 3446, 3450 & 3456 Looper Lake Road | Rezone |** from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a combined 59.31± acre tract | **Proposed Use: 115-lot single-family development | The Revive Land Group, LLC, applicant**

The request before you is the request of The Revive Land Group, LLC to rezone from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) to allow a 115-lot single-family development. This item is located within Commission District 2.

At their April 1, 2024 meeting, the Hall County Planning Commission voted to recommend approval with twenty-six (26) 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 **three (3) people spoke in opposition during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 29, 2024, and as described in the project narratives provided by the applicant, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request unless explicitly listed herein.
3. The development shall be limited to 114 single-family homes.
4. The minimum heated floor area (HFA) shall be 1,800 square feet.
5. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front

of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Assistant Director of Planning and Development, or their designee.

6. Front-entry garage orientation may be semi-flush with the front façade, protruding no greater than 8 feet beyond the front façade as shown on the submitted plan elevations included in the project narrative. Garage door width shall not exceed 46% of the width of the front façade of the residence. No part of the residential structure shall be closer than 25 feet to the front property line.
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 lots shall access internal subdivision roads only. No lot shall have direct access to Antioch Campground Road, Looper Lake Road, or Allison Road.
9. All existing structures must be removed from the property prior to any residential building permits being issued.
10. The development shall be limited to a maximum of ten model homes prior to recording of the final plat. All life-safety regulations shall be satisfied prior to the issuance of a permit for a model home.
11. All designated open space, buffer areas, and stormwater detention ponds within the development shall be commonly held, and not by any individual homeowner(s).
12. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
13. According to 17.180.060.B.6.a There shall be two trees per lot. Trees shall be considered understory species, and may or may not be flowering trees, and shall not exceed a maximum mature height of 30 feet. Trees species are to be approved by the Assistant Director of Planning and Development, or their designee.
14. HOA, or property owner if located on a private individual lot, will be responsible for any portion of the sewer system not dedicated to the City of Gainesville and any sewer maintenance necessary for sewer lines not located within the public right-of-way or easements.
15. All chain link fencing around detention pond areas shall be black vinyl-coated. This standard shall not be applicable to the detention pond closest to Antioch Campground Road, which shall be designed as a shallow grassed and/or landscaped pond to maximize aesthetic appeal as shown in Exhibit A.
16. The lots impacted by the stormwater pond referenced in Exhibit A may be reduced in area to a minimum of 6,000 square feet. No more than 15 lots affected by this stormwater pond shall be permitted to be less than 8,000 square feet.
17. Development shall be age restricted, following HUD guidelines for 55+ communities.
18. A 10-foot landscape strip with an ornamental iron fence with brick or stone columns shall be installed along Antioch Campground Road. The applicant or developer shall have the option to install a fence and column of the

- same design along all portions of Allison Road, with prior notification of the Assistant Director of Planning and Development, and her acknowledgment.
19. Amenities including nature trail, pickleball courts, dog park, fire pit, and clubhouse shall be completed prior to twenty-five percent (25%) build-out. The developer shall have the option to construct a swimming pool instead of the pickleball courts. Additional amenities may be constructed by the developer at the discretion and approval of the Assistant Director of Planning and Development.
 20. All retaining wall finishes shall be tumbled face products in natural stone colors.
 21. Homes shall feature decorative carriage-style garage doors. A minimum of five (5) lots shall have homes with side-entry garages.
 22. The pump station and discharge line shall be designed and constructed in such a way to accommodate only the subject development. The pump station shall not be upgraded or expanded to accommodate any future development.
 23. Sidewalks shall be 5 feet wide on both sides of the road.
 24. All traffic engineering standards shall be met, and associated costs shall be the sole responsibility of the developer.
 25. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
 26. Short Term Rentals shall be prohibited.