



Hall County Government

BOARD OF COMMISSIONERS

February 2, 2022

Cook Communities
Attn: Keith Cook
3120 Frontage Road
Gainesville, GA 30504

RE: **Application to Rezone**

Mr. Cook:

Please be advised that in its Meeting on January 27, 2022, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of Cook Communities to rezone from Agricultural Residential-III (ARIII) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 200 unit townhome development. Commission District 4.

Conditions:

1. The development shall be developed in accordance with §17.180.060, Planned Residential Development. The following variances shall be apply:
 - a. The minimum lot size shall be 2,500 square feet.
 - b. The minimum lot width shall be 28'.
 - c. A minimum 50' planted buffer shall be established along the perimeter of the property boundaries, per PRD standards.
 - d. Allow a maximum garage door width of 60% of façade.
 - e. Allow a front setback of 22' from curve to garage.
2. The density of the development shall be no more than 148 units.
3. The applicant shall coordinate with Hall County Public Works and the Georgia Department of Transportation regarding any road improvements required as part of traffic study or are determined as part of the development review process.
 - a. The development shall be limited to one access on Pine Valley Road at the northern most location as shown on the site plan.
 - b. Left and right turn lanes shall be installed on Pine Valley Road to access the development. A left turn lane shall be installed for the driveway opposite from the development.
 - c. Left and right turn lanes shall be installed on Pine Valley Road at White Sulphur Road.
 - d. Left turn lane shall be installed on White Sulphur Road to access Pine Valley Road.
 - e. Internal roadways of the development shall meet Hall County Standards.
 - f. The developer shall coordinate and permit any White Sulphur Road 10 of 11 improvements with the City of Gainesville.

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Lisa A. Ritchie

- g. The developer shall bear all costs associated with any roadway and/or traffic related improvements.
- 4. All conditions of zoning shall be made part of any plats created for the development.
- 5. The following language shall be placed upon the Final Plat of the development as defined by section 17.20.830 of the Hall County Code of Ordinances, and it will read, "Owners and users of this property are informed of agricultural and industrial uses nearby and should expect noise, smell, and other effects associated with such uses."

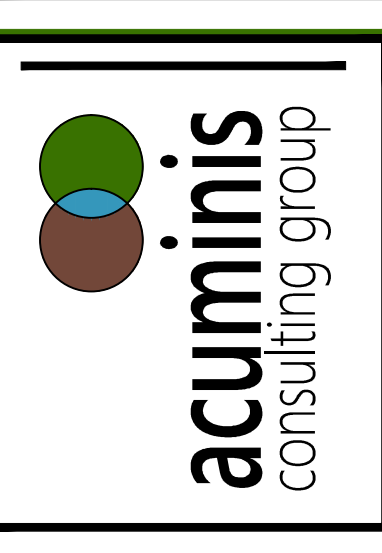
Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Interim Planning & Development Director



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No.	REVISION	DATE
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PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE, GEORGIA 30504
24-HOUR CONTACT
LUKE PRESSLEY
678.267.7153

PROJECT NAME:
THE VILLAGE
AT
PINE VALLEY ROAD
PINE VALLEY ROAD
HALL COUNTY, GEORGIA

TASK:
SITE PLAN

CAN DESIGN SCALE	AS SHOWN
CAN DRAWN	SCALE
CAN CHECKED	1 of 1
DATE	SHEET
01/03/22	21-050
	PROJECT No.



LOCATION MAP

GENERAL NOTES

BOUNDARY INFORMATION IS APPROXIMATE. INFORMATION SHOWN HEREON IS BASED ON COMPILED PLAT, DEED, ADJACENT SURVEYS AND GA DOT INFORMATION.

TOPOGRAPHICAL INFORMATION BASED ON HALL COUNTY GIS INFORMATION.

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DISCOUNT INFORMATION AND RESEARCH. IT IS SUBJECT TO ANY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.

OWNER / DEVELOPER:
COOK COMMUNITIES
2120 FRONTAGE ROAD
GAINESVILLE, GA 30504
24 HR CONTACT:
LUKE PRESSLEY
(678) 267-7153
LUKE@THECOOKANDCOMPANY.COM

DESIGNER / ENGINEER:
ACUMINIS CONSULTING GROUP, LLC.
CONTACT:
ALEX NASH, P.E.
(770) 527-3450
ANASH@ACUMINISCONSULTING.COM

