



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**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:** June 24, 2024

**Subject:** **1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract | Proposed Use: 148-unit townhouse development | Shadow Stone Partners, LLC, applicant**

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The request before you is the request of Shadow Stone Partners, LLC to amend conditions of a Planned Residential Development (PRD) to allow a 148-unit townhouse development. This item is located within Commission District 3.

At their June 3, 2024 meeting, the Hall County Planning Commission voted to recommend approval with four (4) conditions **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed changes are consistent with previous approvals.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

#### Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated March 5, 2024, and as described in the projective narrative dated April 5, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The previously approved conditions dated January 27, 2022, as amended shall apply:
  - a. The development shall be developed in accordance with 17.180.060, Planned Residential Development. The following variances shall apply:
    - i. The minimum lot size shall be 2,500 square feet.
    - ii. The minimum lot width shall be 28’.
    - iii. Allow a maximum garage door width of 60% of façade.
    - iv. Allow a front setback of 22’ from curb to garage.

- b. The density of the development shall be no more than 148 units.
  - c. The applicant shall coordinate with Hall County Public Works and the Georgia Department of Transportation regarding any road improvements required as part of the traffic study or are determined as part of the Development Review process.
    - i. The development shall be limited to one access on Pine Valley Road at the northern most location as shown on the site plan.
    - ii. 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.
    - iii. Left and right turn lanes shall be installed on Pine Valley Road at White Sulfur Road.
    - iv. Left turn lane shall be installed on White Sulfur Road to access Pine Valley Road.
    - v. Internal roadways of the development shall meet Hall County Standards.
    - vi. The developer shall coordinate and permit any White Sulfur Road improvements with the City of Gainesville.
    - vii. The developer shall bear all costs associated with any roadway and/or traffic related improvements.
  - d. All conditions of zoning shall be made part of any plats created for the development.
  - e. 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 associated with such uses."
- 3. The 50 foot planted buffer shall be reduced to 25 feet in width only along the boundary which adjoins the western right-of-way of Pine Valley Road between White Sulphur Road and tax parcel 09124 000040.
  - 4. No other variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County.