

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Scott Puckett, Inc.

**Request** ..... Rezone | from Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) to Planned Commercial Development (PCD, 17.180.080)

**Proposed Use** ..... Mixed-use development

**Size** ..... 74.38± acres

**Zoning** ..... Current: Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) | Proposed: Planned Commercial Development (PCD, 17.180.080)

**Location** ..... **0 & 4435 Ridge Road** | 08154 000022 & 000017

**Commission District** ..... One

**Planning Commission Date** ..... July 1, 2024

**Staff Recommendation** ..... **Denial**, as the proposed use is inconsistent with the future land use classification in the Comprehensive Plan.

**Record Number** ..... HZON24-0013

**Planning Commission Recommendation**.....**Withdrawal**

**Vote: 5-0**

**Excerpts from the minutes of the July 15, 2024 meeting**

**Applicant’s Presentation:**

**Katie Greenway, Planning and Zoning Administrator**, stated the applicant has requested withdrawal.

**Motion: A motion to withdraw was made by Mr. Sosebee and seconded by Ms. Pilcher. Vote: 5-0**

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**Staff Recommended Conditions:**

1. The property shall be developed in accordance with the site plan dated June 26, 2024, and as described in the project narrative dated June 24, 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 one hotel with a total of 110 rooms, four food and beverage buildings totaling 16,000 square feet, 275 multi-family (apartment) residential units, 212 townhomes, and 74 detached single-family residences.
3. The total density shall not exceed 7.54 units per acre. Hotel units are not included in density calculations.
4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee
5. Development shall meet the following standards:
  - a. Restaurants shall be no more than 3 stories in height
  - b. The hotel shall be no more than 5 stories in height
  - c. Multi-family residential buildings shall be no more than 4 total stories in height
  - d. Townhomes shall be no more than 4 total stories in height
  - e. Minimum lot size for detached single-family residences shall be 8,000 square feet
  - f. There shall be a minimum of 10 feet between detached single-family residences
6. The minimum heated floor area (HFA) of each single-family home shall be 2,000 square feet.
7. All single-family homes and townhomes shall provide two car garages and driveways to accommodate two cars for parking. Residential driveways shall measure no less than 22 feet in length from the edge of right-of-way to the front of the garage door. All other parking must meet the standards listed in 17.250 of the Official Code of Hall County.
8. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the entire development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning or their designee.
9. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any cost associated with these improvements shall be the responsibility of the developer
10. The completed covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that would assure maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

11. All designated open space within the development shall be commonly held and maintained, and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning, or their designee.
13. All existing structures on subject parcels must be removed from the property prior to any new residential building permits being issued.
14. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420) standards. No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).
15. No 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, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
16. The following statement regarding the potential impacts of agricultural operation 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.”
17. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.

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**The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:**

- 17.180.060.B.2.a - Lot Area
  - Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. **The overall gross density not to exceed two units per acre.** The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.
    - The applicant proposes an overall density of 7.54 units per acre. **This does not meet the standard.**
- 17.180.060.B.2.c – Setbacks

- i. Minimum front yard setback from the property line of 25 feet.
- ii. Minimum side yard setback from the property line of 5 feet.
- iii. Minimum rear yard setback from the property line of 20 feet.

- The setbacks for the single-family homes are not detailed in the submitted narrative or site plan. **It is unclear as to if this meets the standards.**

- 17.180.060.B.5. – Buffers

- A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section [17.260.020](#) titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.

- The applicant has proposed a 25-foot transitional buffer. **This does not meet the standard.**

- 17.180.060.B.11.d – Parking

- Parking shall conform to requirements specified in chapter 17.250, in addition to any parking and loading requirements or accessibility guidelines pertaining to the Americans with Disabilities Act. On-street parking is prohibited in all planned residential developments. Off-street parking areas that make it necessary for vehicles to back out directly into a public road, street, or highway are prohibited in all planned residential developments. The following minimum parking ratios must be met for all CBU's:

• Number of Mailboxes	• Minimum Short-Term Parking Spaces
• 50 or less	• 3
• 50—78	• 4
• 79—104	• 5
• 105 or more	• 105 or more

- Per the submitted narrative and site plan, **it is unclear if the parking meets the standards.**

- Parking for Multi-family requires 1.5 parking spaces per unit (17.250)

- Per the submitted narrative and site plan, **it is unclear if the parking meets the standards.**
- 17.420.050.E.1.b. Parking Lot Design
  - Maximum number of parking spaces. The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of required parking spaces required in 17.250 of the Hall County Zoning Regulations.
    - The applicant has proposed a combined 260 parking spaces to serve the commercial portion of the development. **It is unclear if this meets the standards as the specific uses of all buildings have not been identified.**
- 17.420.050.H.1.b. – Architectural standards for non-residential buildings
  - *Building height.* Any non-residential building located within 250 feet of a residential or agricultural use street shall be limited to no more than three stories in height.
    - The applicant has proposed for the hotel to not exceed five stories in height. **This does not meet the standard.**

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### **Summary Analysis**

The applicant is requesting to rezone a combined 74.38± acres zoned Planned Residential Development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) within the Gateway Corridors Overlay District (GCOD, 17.420) to Planned Commercial Development (PCD, 17.180.080) to develop a mixed-use development. The proposed development includes: 4 restaurants, 1 hotel with 110 rooms, 275-unit multi-family (apartment), 212 townhomes, and 74 single-family detached residences, along with various amenity features. The development has a proposed density of 7.54 dwelling units per acre.

The property is currently undeveloped and heavily wooded. The property includes a stream, which runs through the southern portion of the assemblage. This area is impacted by both the County Studied and FEMA flood zones. According to both the narrative and the site plan, the applicant has indicated that some of the residential lots will include portions of the stream buffer.

The subject property was rezoned from Agricultural Residential (AR-III, 17.100) and Suburban Shopping (S-S, 17.140) to Suburban Shopping (S-S, 17.140) and Planned Residential Development (PRD, 17.180.060) on September 12, 2019, for a 116-lot residential subdivision and shopping center with seven conditions. The applicant is seeking to eliminate the existing conditions with the proposed rezoning.

The applicant is requesting to rezone to PCD to construct a mixed-use development consisting of commercial and residential uses. The commercial portion of the proposed development will consist of a hotel with 110 rooms, and four food and beverage buildings. The four food and beverage structures will be located at the northwest corner of the subject property and will have rooftop space, patios, outdoor seating, and a central plaza. These four structures will have a combined total of 16,000 square feet and will not exceed three stories in height. Individual commercial buildings will vary between 2,000 and

5,000 square feet. The proposed hotel will also be located at the northwest corner of the subject property, near the food and beverage structures, and is proposed to not exceed 5 stories in height. The applicant states that the facades of the commercial buildings will be in compliance with Gateway Corridor Overlay District's standards; however, no renderings have been supplied at this time.

The proposal states that the residential portion of the proposed development will consist of three- to four-story multi-family residential buildings, four-story townhomes, and one- to two-story detached single-family homes with a maximum height of 35 feet. The multi-family residences will offer one- to three-bedroom units, the townhomes will consist of three- to four-bedroom units, and the detached single-family homes will range from a minimum of 2,000 to 2,500 square feet of heated floor space and include three to five bedrooms.

Per the narrative, the townhomes and single-family homes will be finished with brick, stone, board and batten, shake shingles, or lap fiber cement siding on the front facades, with the sides and rear of the residences being fiber cement lap siding. Additionally, the single-family homes and the townhomes will have two-car garages with the townhomes featuring both front-loaded and rear-loaded garages.

The site plan indicates that three access points will serve the development. One entrance will be located on Friendship Road and two entrances will be located on Ridge Road. The entrance on Friendship Road and the northern entrance on Ridge Road will serve the commercial establishments and multi-family residences. The southern entrance on Ridge Road will serve the single-family homes and townhomes. The project narrative states that internal roads will be constructed according to Hall County's development standards. The development includes five-foot wide sidewalks on both sides of the internal streets for pedestrian connectivity. The narrative states that the development includes 22.61 acres as open space and 4.23 acres as amenity area, totaling 36% of the total site area. The open space will include stream buffers, planted and undisturbed exterior buffers, stormwater management facilities, and multiple open areas for passive recreational usage and walking trails.

The applicant has also proposed additional amenity areas to consist of two swimming pools, tennis courts, pickleball courts, parks, mulched walking trails, and a community building with adjacent parking to serve the single-family detached homes, townhomes, and multi-family residences. The site plan appears to depict two mail kiosk areas; however, the number of planned parking spaces has not been provided. Parking for the mail kiosk will be expected to meet standards listed in section 17.180.060.B.11.

The narrative states that the mixed-use development will include one monument sign on Friendship Road and one monument sign at the southern entrance off Ridge Road. A master sign package is expected to be submitted for various other signage throughout the development.

Water services will be provided by City of Gainesville Department of Water Resources with service confirmed in an email dated April 25, 2024. Sanitary sewer services will be provided by Hall County Sewer with service confirmed in a letter dated May 13, 2024.

The submitted traffic impact study was prepared based on the proposed mixed-use development to include a 110-room hotel, 12,000 square feet of restaurant space, 92 detached single-family homes and 113 attached townhomes, and 236 apartment units for 441 total residential units. It should be noted that this study does not match the proposed 561 total residential units included in this proposal or the proposed square footage of restaurant space. The study found the proposed subdivision is expected to generate 326 trips in the morning peak hour, 339 trips in the evening peak hour, and 5,432 daily trips.

The study recommends the access configurations for the proposed entrances to include the construction of turn lanes. However, the study also recommends for the applicant to seek a waiver to avoid a northbound right-turn lane on Ridge Road located at the southern entrance on Ridge Road. Coordination and approval from both GDOT and Hall County Engineering will be required for implementation of recommendations.

Several variances have been identified as part of this request. Any deficiencies identified as part of the plan will be required to comply with the requirements of the PCD and PRD code sections unless specially granted by the board in the conditions of approval.

The applicant states that final completion of the project is anticipated to take 24 to 36 months.

Per section 17.180.080B.8: “If residential uses are proposed in conjunction with the planned commercial development, then the applicable requirements of the planned residential development shall be provided.” The proposed development standards for the residential portion of this project are described in the table below and are compared with the PRD requirements, ([17.180.060](#)):

<b>Standard</b>	<b>PRD Requirement (<a href="#">17.180.060</a>)</b>	<b>Proposed Development</b>
Site Area	5 acre minimum	74.38± acres
Number of Units		Single-family: 74 lots Townhomes: 212 units Multi-family: 275 units Total: 561
Density	2 units per acre maximum	7.54 units per acre*
Minimum Lot Area	8,000 sq. ft.	8,000 sq. ft. (single-family detached) Townhomes: 22 feet width – not located on individual lots
Maximum Building Height		Single-family: 35 feet Townhomes: 4 stories Multi-family: 4 stories
Minimum Open Space	30%	30.40%
Exterior Buffer	50 feet	25-foot transitional buffer*

Front Setback (Internal)	25 feet	Not specified*
Side Setback (Internal)	5 feet	Not specified*
Rear Setback (Internal)	20 feet	Not specified*
Parking	Single-family: 2 spaces for each dwelling unit ( <a href="#">17.250.020</a> ) Multi-family: 1.5 spaces per unit	Single-family & Townhomes: 2 car garages proposed Multi-family: Not specified*
Minimum Heated Floor Space		Single-family: 2,000-2,500 square feet Townhomes: Not specified* Multi-family: Not specified*
Garage – % of front façade	55% when recessed a minimum of 20 feet 40% when semi-flush between 5 and 20 feet behind front wall plan of residence	Not specified*
Minimum Sidewalk Width	5 feet	5 feet
Cluster Mailbox Unit (CBU)	CBU with 4 short-term parking spaces	Not specified*
Note: Items marked with an asterisk (*) do not conform to <a href="#">17.180.060</a> or are unspecified in the application.		

The non-residential development standards are compared with the Gateway Corridors Overlay District standards in the table below:

**GCOD Analysis**

<b>Standard</b>	<b>Compliance</b>	<b>Proposed Work</b>	<b>Notes</b>
17.420.050.C – Transitional buffers	Complies	25-foot transitional buffer	Applicant proposes to include a 25-foot transitional buffer adjacent to residential property.



17.420.050.D – Other landscape and screening standards	Complies	10-foot landscape strip along street frontage	Applicant proposed to include a 10-foot landscape strip along Friendship Road and Ridge Road.
17.420.050.E – Parking lot design	Unknown	260 parking spaces for the commercial portion of the development to serve both the hotel and the food and beverage establishments.	Applicant proposes 260 parking spaces to be shared across the Food and Beverage and Hotel uses. The total calculation for parking is dependent on the type of restaurant proposed. However, the code does allow for a 25% reduction for shared parking in some cases.
17.420.050.E – Parking lot design	Complies	413 parking spaces for the multifamily residential units.	Applicant proposed 1.5 parking spaces per unit.
17.420.050.E – Parking lot design	Complies	2 spaces per residences	Applicant proposed 2-car garages for single-family and townhomes.
17.420.050.F – Outdoor lighting	Complies	Applicant proposes semi-cutoff, non-spill, type of lighting.	Applicant proposes outdoor lighting that complies with GCOD standards.
17.420.050.G – Interparcel access	Complies	interconnectivity is supported within the development	Applicant proposed interconnectivity within the development between the commercial, multi-family, and residential uses
17.420.050.H – Architectural standards for non-residential buildings	Does not comply	Hotel is not to exceed 5 stories in height.	The applicant has not provided any architectural renderings, but requests a variance from the height standards for GCOD. In the narrative, the applicant indicated that the building materials and design will meet GCOD standards.
17.420.060 – Signs	Unknown	Two monument signs; one for the commercial portion and one for the residential portion of the development.	The applicant has not provided renderings of the signage. In the narrative, the applicant indicated that they will also submit a master sign package for street, wall, internal directional, temporary, and various other signs for the mixed-use development.

This proposed mixed-use development was found to qualify as a Development of Regional Impact (DRI). The Hall County Planning and Zoning Department submitted the proposed development to the Georgia Mountains Regional Committee (GMRC) for regional review. The DRI was conducted based on the information provided in the traffic study, which does not correspond exactly to the most recent versions of the narrative and site plan for the proposed development. It is unclear at this time if the study will need to be repeated based on the updated information. The findings and recommendation of this review may be taken into consideration for the examination of the applicant's request to rezone the subject property. The findings from the GMRC dated June 10, 2024, state that the proposed action does not present any potential adverse inter-jurisdictional impacts.

**The future land use plan designates Friendship Road as a "Mixed Use Corridor,"** which supports retail activities, office-based employment, civic uses, and single-family residential with low-impact industrial or higher density residential only where the same is found on adjacent properties could be applied to the proposed development. Adjacent tracts to the east and south of the subject property are zoned PRD; the 58.71 acre assemblage to the south was rezoned in 2021 for a 127-lot residential development, and the 115.98 assemblage to the east was rezoned in 2022 for a 349-unit residential development.

**The property also falls within the future land use designation of "Residential".** The intent of this land use category is to preserve established neighborhoods and create new residential development consistent with surrounding suburban densities. This land use designation envisions moderate density at 2 dwelling units per acre. The proposed development has an overall density of 7.54 dwelling units per acre.

Staff finds the request is inconsistent with the Hall County Comprehensive Plan future land use designations of Residential and Mixed Use Corridor.

### **Zoning Analysis**

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal appears to be unsuitable given the context of the surrounding area; the proposed overall density of 7.54 dwellings units per acre exceeds the envisioned moderate density of 2 dwelling units per acre. The previously approved zoning of the property as a PRD met the density maximum requirements of 2 dwelling units per acre.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed density of 7.54 dwelling units per acre is higher than those of nearby residential parcels. This development will introduce more vehicular traffic onto Ridge Road, which is designated as a collector road.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have reasonable economic use as it is currently zoned Suburban Shopping (S-S, 17.140) and Planned Residential Development (PRD, 17.180.060).**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **Per the submitted traffic study, improvements are recommended to accommodate traffic needs. These improvements include left turn lanes at both access points along Ridge Road, a right turn lane at the northern access point on Ridge Road, and a right turn lane at the entrance on Friendship Road. Additionally, the traffic study recommended that the developer request a waiver to negate its requirement of a right-turn lane at the southern entrance point on Ridge Road. Coordination with GDOT and Hall County Engineering will be required for the implementation of the recommendations.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is not consistent with the Comprehensive Plan and the Residential land use designation. The recommended density for this character area is two dwelling units per acre. The proposed development is proposing a density of 7.54 dwelling units per acre.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject properties are currently undeveloped. However, the properties were previously approved in 2019 to allow for a mixed-use development that included 116 single-family residential lots as well as a shopping center. No construction permits have been issued for the previously approved development.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD, 17.180.080). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. The proposed density is higher than that found on surrounding properties.**

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed density is higher than that found on immediately surrounding properties but in general the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and a variety of housing types as well as restaurants.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a moderate-density single-family residential uses based on the Future Land Use Map, although the development as proposed cannot be developed in any of the existing residential or multi-family districts without being rezoned to Planned Commercial Development (PCD, 17.180.080).**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

**A Planned Commercial Development (PCD, 17.180.080)** provides for the maximum attainable commercial usage of a property while employing the best aspects of prior site planning and development controls to ensure the protection of surrounding residential uses, safe access by motorists, minimum traffic congestion; and a development which is consistent with long-range plans of the county. A limited number of carefully planned residential uses may also be included in a planned commercial development.

**17.380.050. - Submission requirements for a rezoning request**

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.**
  2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement. The applicant has provided a site plan and included much of the necessary information to properly assess the development. However, information about adjacent parcels is limited.**
- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply. **The proposed development will utilize public water and sewer; as such, this standard is not applicable to the applicant's request.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The applicant submitted a traffic study conducted by Traffic Impact Group LLC which recommended left turn lanes at both access points along Ridge Road, a right turn lane at the northern access point on Ridge Road, and a right turn lane at the entrance on Friendship Road. Additionally, the traffic study recommended that the developer request a waiver to negate its requirement of a right-turn lane at the southern entrance point on Ridge Road. Coordination with GDOT and Hall County Engineering will be required for the implementation of these recommendations.**

### Development Support and Constraints

#### **Hall County Environmental Health**

In an email dated May 30, 2024, Emily McGahee stated "Public Sewer. A Food Service permit/plan review may be required depending on businesses proposed. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

#### **Hall County Fire Marshal**

In an email dated May 29, 2024, Jeff Suggs, NPQ Fire Inspector 1, Fire Investigator listed the following codes:

- **503.2.5 Dead ends.** International Fire Code 2018 Edition Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- **503.2.1 Dimensions.** International Fire Code 2018 Edition Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- **507.1 Required Water Supply.** International Fire Code 2018 Edition An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings. (Hydrants).”

### **Hall County Public Works and Utilities**

In a memorandum from Public Works and Utilities dated May 31, 2024, Bill Nash, Director, stated the following:

#### **Engineering:**

- This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- Show FEMA and Hall County Studied flood plains that are present on site.
- Show stream buffer and impervious setback from wrested vegetation not centerline of stream. Remain clear of all stream buffer.

#### **Traffic:**

- Roadways depicted in the site plan do not meet county code Chapter 16. If any variances to code are requested, they must be specific and justified. If any variances are approved, recommend that internal roadways be privately maintained.
- Left and right (decel) turn lanes will likely be required on Ridge Road at access points.

#### **Utilities:**

Remain outside of the existing sanitary easement

### **Georgia Department of Transportation**

In an email dated May 28, 2024, Veronica Chavers, D1TO Civil Engineer 3, stated “GDOT coordination is required.”