



Hall County Government

BOARD OF COMMISSIONERS

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February 4, 2021

Aspen Holdings Atlanta, LLC
2430 Flint Creek Drive
Cumming, GA 30041

Re: Application to Rezone

To Whom It May Concern:

Please be advised that in a Special Called Meeting on January 27, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:

- Application of Aspen Holdings Atlanta, LLC to rezone from Agricultural Residential (AR-III) to Planned Residential Development (PRD) on a 40.85± acre tract located on the south side of Swansey Road approximately 479 feet from its intersection with Circle Four Ranch; a.k.a. 5991 Swansey Road; Zoned AR-III; Tax Parcel 15048 000034. Proposed Use: 100 lot subdivision. Commission District 1.

Conditions:

1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. ~~No variances from \$17.180 are granted as part of this request and any deviation found within the narrative or site plan is not approved.~~
2. Development shall not exceed 100 residential units or a density 2.7 units per acre.
3. Swansey Road shall be improved at the developer's expense to match the existing conditions of that improved area near the intersection of Friendship Road to the entrance of the subdivision.
4. Subdivision lots must access internal roadways only and direct lot access to Swansey Road shall be prohibited.
5. All conditions of zoning shall be made a part of any plat of the property.

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6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded for 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."
7. The following statement regarding the potential impacts of industrial operations in the area shall be made part of any plat recorded for the property: "Owners and users of this property are informed of industrial uses nearby and should expect noise, odors, and other effects associated with such industrial properties."
8. The final plat shall not be approved prior to the property having access to Hall County sewer.
9. A vegetative buffer on Swansey roadway which would include the backs of lots 64, 65, 66, 67, and lots 1, 2, 3 and 4 will be provided
10. The applicant shall work with reasonable diligence to obtain the necessary right-of-way from the adjoining property owners. The applicant shall construct the road within the existing right-of-way.

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: Sarah McQuade, Director of Planning & Development