



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

To: Hall County Planning Commission

From: Beth Garmon, Director of Planning and Zoning

Date: September 3, 2024

Subject: 0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) | on a 114.147± acre tract located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000201, 000128 & 15044 000035, 15044 000127, 15043 000109 & 15044 000035B, 000043, 000100 | Proposed Use: 256-unit residential development | Commission District 1 | Steven P. Gilliam, applicant

Dear Planning Commission,

The applicant for **0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road** to rezone from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) for a 256-unit residential development has provided several updated and supplemental items to the application as detailed below:

1. An **updated narrative** providing the following information:
 - a. Construction entrance location
 - b. Townhome density
 - c. Maximum garage door coverage (single-family & townhomes)
 - d. Entrance monument sign location and rendering
 - e. Amenities to include: Swimming pool, pool house, pickle ball courts, HOA-maintained community garden.
 - f. Constitutional and Ante Litem Notice
2. An **updated site plan** depicting the following information:
 - a. Note to reflect the construction entrance and staging area in the proposed Guth Road emergency access turnaround.
 - b. Note to reflect the inclusion of an HOA community garden
 - c. Staggered layout of townhomes with no more than 6 attached units
3. An **updated Trip Generation Study** providing the following information:

- a. 153 morning peak hour trips (reduction of 35 trips)
 - b. 220 evening peak hour trips (reduction of 40 trips)
 - c. 2,284 total trips (reduction of 516 total trips)
4. A **comparison chart** of the new proposed details (HZON24-0020) to the previously submitted application (HZON23-0041) as well as comparing the project to a recent rezoning request that came before the Planning Commission and has not yet been heard by the Board of Commissioners
5. A **rendering** of the proposed monument sign

Sincerely,

Elizabeth Garmon

Beth Garmon
Director of Planning and Zoning