



# Hall County Government

## BOARD OF COMMISSIONERS

December 10, 2021

John Roberts  
PO Box 32  
Gainesville, GA 30503

RE: **Application to Rezone**

Dear John Roberts:

Please be advised that in its Special Called Meeting on November 30, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: 160 unit townhome development. Commission District 4.

Conditions:

1. The development shall generally occur as described in the site plan project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.
2. The dwelling units with an overall site density not to exceed 4.1 dwelling units per acre.
3. Townhomes shall have a maximum of two stories.
4. The following standards shall apply to the development:
  - a. Setbacks:
    - i. Front – 20 feet between garage and curb
    - ii. Side – 20 feet from adjacent building
    - iii. Rear – 20 feet from adjacent building
  - b. Minimum heated floor area – 1,450 sq. ft.
  - c. A minimum of 2 off-street parking spaces will be provided per dwelling unit
  - d. With the exception of required stormwater or utility improvements existing trees and vegetative buffer will remain undisturbed.

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

: 770.535.8288 | f: 770.531.3972

CHAIRMAN  
Richard P. Higgins

Kathy L. Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

COUNTY ADMINISTRATOR  
Jock A. Connell

ASSISTANT  
COUNTY ADMINISTRATOR  
Marty Nix

ASSISTANT  
COUNTY ADMINISTRATOR  
Zachary T. Propes

COUNTY CLERK  
Lisa A. Ritchie

- e. All facades shall be finished with a combination of brick, stone, stucco, or fiber cement type siding. Front facades shall incorporate changes in these materials to alter color or texture. Vinyl siding shall be prohibited.
- f. Materials and colors for exterior finishes shall be reviewed and approved by the Planning Director or their designee prior to construction.
- g. Each townhome shall have a single-car garage with a door that is no wider than 50% of the front façade of the individual unit.
- h. Garage door shall be located a minimum of 20 ft. from the edge of the sidewalk nearest the dwelling.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa A. Ritchie', with a horizontal line extending to the right.

Lisa A. Ritchie  
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development