



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

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, Director of Planning & Zoning

Date: November 25, 2024

Subject: **2522 Lee Land Road | Amend conditions of zoning | on a 42.458± acre tract | Zoned PRD, Tax Parcel 15030 000027A | Proposed Use: Model homes within a townhome development | Trey Bell, applicant**

The request before you is to amend the conditions of zoning to allow four model homes within a townhome development and the addition of amenity features. This item is located within Commission District 4.

At their November 4, 2024 meeting, the Hall County Planning Commission voted to recommend **approval, with eight (8) 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 and project narrative approved on December 10, 2021, and updated with the site plan dated September 5, 2024, and narrative dated August 29, 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 December 10, 2021, as amended shall apply:
 1. The development shall generally occur as described in the site plan project narrative, modified for compliances 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:
 - i. Setbacks:
 1. Front – 20 feet between garage and curb
 2. Side – 20 feet from adjacent building
 3. Rear – 20 feet from adjacent building
 - ii. Minimum heated floor area – 1,450 sq. ft.
 - iii. A minimum of 2 off-street parking spaces will be provided per dwelling unit
 - iv. With the exception of required stormwater or utility improvements existing trees and vegetative buffer will remain undisturbed.
 - v. All façades shall be finished with a combination of brick, stone, stucco, or fiber cement type siding. Front facades shall incorporated changes in these materials to alter color or texture. Vinyl siding shall be prohibited
 - vi. Materials and colors for exterior finishes shall be reviewed and approved by the Planning Director or their designee prior to construction
 - vii. 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.
 - viii. Garage door shall be located a minimum of 20 ft. from the front edge of the sidewalk nearest the dwelling.
3. The development shall be limited to a maximum of 4 model homes prior to approval and recording of the final plat. Model homes permits may be issued prior to Final Plat recording provided that hard surfaces (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to Final Plat recording.
4. Amenities including a dog park and playground shall be completed prior to fifty percent (50%) build-out of the development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning.
5. 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, Fire Marshal, and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
7. The following statement regarding the potential impacts of agricultural operations 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.”
8. Temporary parking for model homes of no more than six spaces may be located on lots other than those where the model homes are located. Final location is subject to the review and approval of the Director of Planning and Zoning or their designee.