



Hall County Government

BOARD OF COMMISSIONERS

August 15, 2022

Ponderosa Land Holdings, LLC
Attn: Johnny Free
3643 Explorer Trail, Suite B
Oakwood, GA 30566

RE: **Application to Rezone**

Dear Johnny Free:

Please be advised that in its Voting Meeting on August 11, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of Ponderosa Land Holdings, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 31.64± acre tract located on the west side of Winder Highway at its intersection with Plantation Drive; a.k.a. 4610 & 4616 Winder Highway; Zoned AR-III & R-I; Tax Parcel 15037A000070 & 000001. Proposed use: single family development. Commission District 1.

Conditions:

1. The development shall conform to all Hall County regulations. No variances are granted as part of this rezoning or special use permit application, unless specifically designated as such in these conditions and described in detail. After complying with all Hall County regulations, the development shall (to the extent practical) conform to the site plan and narrative.
2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, should there be a conflict in the approved site plan and regulations, the regulations shall prevail.
3. There shall be no more than 52 total units in the development.
4. The following standards shall apply to the development:
 - a. Setbacks:
 - i. Front: 30 feet from lot line
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - b. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds 22 feet.
 - c. Open Space: minimum of 30%.
 - d. The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.110.F, including the requirement that "F. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjointing lots shall be provided with safe, convenient access to the open space." The redesigned lot layout shall be approved by the

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- Planning Director prior to submission of the application for a Preliminary Plat/ LDP application.
- e. All trail systems shall be in compliance with §17.430.110.C.
 - f. Buffers: A minimum 50 foot buffer will be required along the north boundary of the property, the 50 foot buffer shall be incorporated into lots 2-22, as shown on the site plan submitted on August 11, 2022. The fence height shall be 6 feet tall and shall be installed 8 feet inside of the buffer into the subdivision lot. The remaining 42 feet shall be landscaped and shall include vegetation of 6 foot at planting. Along Winder Highway, the 6 feet fence shall be installed on the inside of the 10 feet and the landscaping buffer would be on the roadside. Full landscaped with plan submitted to and approved by the Planning and Development Director. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.
 - g. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
5. There shall be a mandatory homeowners association.
 6. The proposed Stormwater BMP (pond) shall be on a separate "utility" lot that is not a part of the open space.
 7. The proposed sewer lift station shall be on a separate "utility" lot with design, ownership and access to be determined by Hall County Public Works prior to submission of the Preliminary Plat/LDP application.
 8. All access to the development shall be provided via a new road connecting to Winder Highway (GA-53), which shall be reviewed and permitted by GDOT/Hall County Public Works. No lot shall have direct access to Winder Highway. A five (5) foot non-access easement shall be indicated on all lots that have direct frontage to Winder Highway (GA-53).
 9. The lots shall be designed so that all state waters and required buffers (75') do not encroach on individual lots.
 10. 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."
 11. All conditions of zoning shall be made part of any plats created for the property.
 12. There shall be 5 foot sidewalks required along each side of the streets.
 13. Stream buffer shall meet all 50 foot buffer requirements.
 14. The amenity area shall include parking, swimming pool, restrooms, and mail kiosk; will include on lots 53 and 54. Must be completed by 50% of buildout (26 houses in the amenity package needs to be operational). The hours of operation shall be 8 am to 10 pm. The amenity area will be completely fenced with a 6 foot wooden fence all the way around.

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

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

