



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, 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: December 23, 2024

Subject: **0 & 4435 Ridge Road | Rezone** | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract | Zoned PRD & S-S, Tax Parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development | Scott Puckett, Inc., applicant**

The request before you is from Scott Puckett, Inc. to rezone from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) for a mixed-use development. This item is located within Commission District 1.

At their December 16, 2024 meeting, the Hall County Planning Commission voted to recommend approval with twenty-six (26) conditions **(3-0, Hunt and Sosebee absent)**.

Staff recommendation: **Denial**, as the proposed use is inconsistent with the future land use classification of Mixed Use Corridor in the Comprehensive Plan.

Public Comment:

- October 21, 2024 HCPC: **No comments** were submitted in advance of the meeting.
- November 18, 2024 HCPC: **No comments** were submitted in advance of the meeting and **one (1) person spoke in support** during the public hearing.
- December 16, 2024 HCPC: The public comment portion was closed.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 2024, modified

as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to:
 - a. Commercial structures totaling no more than 16,000 square feet
 - b. One hotel with a total of no more than 110 rooms
 - c. Maximum of 274 multi-family residential units
 - d. Maximum of 209 townhome residential units
 - e. Maximum of 65 detached single-family residences
3. The development shall meet the following standards:
 - a. The commercial buildings shall be no more than 3 stories in height.
 - b. The hotel shall be no more than 5 stories in height.
 - c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
 - d. Townhomes shall be no more than 4 total stories in height.
 - e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
 - f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.
4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.
5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.
6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.
7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer
8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property

and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.
12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.
13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.
14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.
15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).
16. 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, the Fire Marshal, and Hall County Engineering.
17. The following statement regarding the potential impacts of agricultural operation 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.”

18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.
20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.
21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.
22. There may be no more than 6 attached townhome units per building.
23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.
24. Townhome garage door widths may be up to 67% of the front façade.
25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.
26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.