



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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PLANNING AND ZONING  
DIRECTOR  
**Beth Garmon**

**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:** March 19, 2025

**Subject:** **4844, 4841 & 4865 Cagle Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract | Zoned AR-1; Tax Parcels 09091 000001, 000002, & 000003. | **Proposed Use: 248-lot residential development | The Revive Land Group, LLC, applicant**

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The request before you is from The Revive Land Group, LLC to rezone from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) to allow a 248-lot residential subdivision. This item is located within Commission District 3.

At their March 17, 2025 meeting, the Hall County Planning Commission voted to recommend **approval with nineteen (19) conditions (4-1, Davidson opposed).**

Staff recommendation: **Approval**, with conditions, as the proposed zoning and use are consistent with the “Employment Nodes and Corridors” future land use classification in the Comprehensive Plan.

**Public Comment:**

- March 17, 2025 HCPC: There were **no comments submitted** in advance of the meeting. The public hearing was closed at the previous meeting on February 17 and remained closed at the March 17 meeting.
- February 17, 2025 HCPC: There were **no comments submitted** in advance of the meeting and **no one spoke** during the public hearing.

**Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated March 4, 2025, and as described in the project narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025, 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 207 detached single-family residences and 55 townhomes.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,600 square feet and the homes shall not exceed a height of 35 feet.
4. The minimum lot size for the detached single-family homes shall be 8,000 square feet. The minimum heated floor area (HFA) for the single-family homes shall be 1,800 square feet and the homes shall not exceed a height of 35 feet.
5. All single-family homes and townhomes shall provide two car garages in addition to driveways that accommodate two parked cars. Driveways shall measure no less than 22 feet from back of sidewalk to the front of the garage door. All garages are permitted to be front loaded.
6. Amenities including walking trails, pocket parks, pool and cabana, and fire pit, shall be completed prior to the issuance of thirty percent (30%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. 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.
8. Access to the development shall be approved by Hall County Engineering 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. Additionally, any Cagle Road improvements within the railroad right-of-way will require approval/permitting from the Railroad. Any costs associated with these improvements shall be the responsibility of the developer.
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 development shall be limited to a maximum of ten (10) model homes prior to approval and recording of the final plat, provided that the standards of section 7.9.5.C. of the Hall County Unified Development Code are met.

12. One sales office and one construction trailer shall be permitted, provided that the conditions of Section 7.9.4.B. & C. of the Hall County Unified Development Code are met.
13. 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.”
14. No variances or development exceptions are granted as part of this request.
15. All conditions of zoning shall be made part of any plats created for the property.
16. All corner lots shall meet the minimum yard standards of Table 4.5.1. R-X Dimensional Standards.
17. The site shall be developed in accordance with the conceptual site plan dated March 4, 2025 and narrative dated February 24, 2025 and supplemental narrative dated March 4, 2025 submitted as part of this application. Minor changes as to location of units within the site and number of units by type can be approved by the Director of Planning and Zoning, or their designee, provided there is no increase in the number of units beyond its corresponding maximum.
18. There shall be a secondary ingress/egress installed once 120 units have been approved by preliminary plat per Hall County Fire Code.
19. A second fully functioning entrance and exit will be constructed per Hall County code once 150 lots are approved by preliminary plat.