



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (04/21/25)

REPORT TO: Voting Meeting (04/22/25)

ITEM NO: 206/2025

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 located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1, Tax Parcels 09091 000001, 000002, & 000003 | **Proposed Use: 248-lot residential development** | Commission District 3 | **The Revive Land Group, LLC, applicant** Note: Tabled at the March 27, 2025 Voting Meeting until the April 22, 2025 Voting Meeting.

Meetings:

Work Session Date: 04/21/25

Voting Meeting Date: 04/22/25

Executive Summary:

Presenter: BG

Recommendation:

Approval.

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.

Purpose of Request:

4844, 4841 & 4865 Cagle Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1, Tax Parcels 09091 000001, 000002, & 000003 | **Proposed Use: 248-lot residential development** | Commission District 3 | **The Revive Land Group, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	JL	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Staff Report - Memo for Revisions
- Application
- Narrative
- Updated Site Plan - Rec'd 3/20/2025
- Site Plan
- SR 365 Supplemental Information
- Plat
- Maps
- Elevations
- Deed
- Legal Description
- Traffic Impact Study
- Probate Court Ruling
- Letter to the Community
- Sewer Availability
- Water Availability
- Environmental Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Presentation for BOC Meeting Provided by Applicant
- Notice Sign