

HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

January 6, 2009

Mr. Bill Schmid
Rochester & Associates, Inc.
425 Oak Street, NW
Gainesville, GA 30501

Dear Mr. Schmid:

Please be advised that in its meeting of December 11, 2008, the Hall County Board of Commissioners voted to approve the application of Glade Farm, LLC to rezone from AR-III to PRD, a 43.0± acre tract located on the east side of Union Church Road, 350± ft. north of its intersection with Oak Farm Way; a.k.a. 4967 Union Church Road; Tax Parcel 15038 000162. *Proposed Use: Single family detached neighborhood with a day care center; and/or age restricted neighborhood.* Commission District One.

The following conditions of zoning apply:

1. The development of the site shall occur in substantial conformance to the concept plan and descriptive narrative submitted, modified as necessary for compliance with development standards in place at the time of site plan approval.
2. A day care center shall not be a part of this development. No commercial development is permitted with the development of this property.
3. Development shall be limited to a maximum of 86 lots as shown on the concept plans and descriptive narrative submitted.
4. All homes shall have sodded front and side lawns. The garage and front façade of each home shall provide varying façade treatment along the street. This may include attached or detached garage, side or rear entry, staggered fronts or variance in architectural detail, but variation may not be limited solely to change in color of material. Garages may only be enclosed, if an alternate two-car garage is provided on the same lot. Front setbacks shall vary by two feet or more between adjacent residences. No more than two of any four adjacent homes shall have a common front setback.
5. Final driveway design and placement are subject to review and approval by the Hall County Engineering Department.



POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
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JESSICA YORK
EXECUTIVE ASSISTANT

6. The development shall be served by public sewer. The applicant/developer shall pre-pay for sewer capacity.
7. No variances are approved, other than those requested in the applicant's narrative.
8. The developer shall prepare a landscape plan for the PRD to be reviewed and approved by the Hall County Planning Department. This plan shall detail buffers to be planted along the northern and southern property line and visual screening along Union Church Road. It is intended that supplemental landscape material include the use of berms, privacy fence or wall, and mixture of deciduous and evergreen trees and shrubs to provide effective visual screening at these locations.
9. All conditions of zoning shall be made a part of any plats created for the subdivision.
10. Development shall be limited to the Traditional Neighborhood plan and standards as described in applicant materials and modified by conditions of zoning.
11. The minimum house size for any single lot shall be 1,800 square feet minimum heated area (excluding basement) for one-story homes with a minimum average house size for the development overall of 2,200 square feet minimum heated area (excluding basement) for two-story homes.
12. Roof pitch of 9/12 or steeper shall comprise 50% or more of the total roofed area without limit. Minimum pitch shall be 5/12 and may comprise the balance of the roofed area.
13. The amenity site shall be completed prior to the issuance of the 30th residential building permit being granted.
14. Ownership of approximately 1.8 acres on the south property line is in dispute with an adjacent property owner if this property is subsequently determined not to be part of this development the owner will revise the site plan accordingly to show no more than 82 lots that is two acres per unit on the portion controlled by the owner further the owner will not oppose actions by the county or adjacent property owner to revert the rezoning of the disputed property back to its current designation.

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January 6, 2009
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If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,

A handwritten signature in cursive script that reads "Heather Bennett".

Heather Bennett
Commission Clerk

cc: CES Properties, LLC
255 Equipment Road
Lawrenceville, GA 30045

Planning and Zoning
Building Inspections
Business License

Public Works
Tax Commissioner
Tax Assessor



- [illegible]

Rochester | **BCEM**
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-associ.com

OVERALL SITE PLAN
FOR :
THE MANOR AT SPRING HILLS
RESIDENTIAL SUBDIVISION

ANY CHANGES OR ALTERATIONS MADE TO THIS INSTRUMENT MUST BE APPROVED BY THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS INSTRUMENT SHALL BE ASSIGNED TO THE DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.		NO. DATE	DESCRIPTION
			REVIEWS

SHEET
6
OF
74

DATE: 10/25/24
SCALE: 1" = 100'
JOB NO: G224060.CCC
FILE NO: *.CNST.PRO
DRAWN BY: CMC

SITE DATA:

ZONING:	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
SITE AREA:	43.26 ACRES
NUMBER OF UNITS:	86
DENSITY:	1.95 UNITS/AC.
FRONT SETBACK:	25'
SIDE SETBACK:	25'
REAR SETBACK:	20'
BUILDING SEPARATION:	10' (FOUNDATION TO FOUNDATION)
MINIMUM HEIGHT:	12.5'
MINIMUM OPEN SPACE:	18.87 AC. (46% PROVIDED) 30% REQUIRED = 12.97 AC.
OTHER PLANNED OR STRUCTURAL BUFFER:	50'
MAXIMUM LOT COVERAGE:	1.79 LF
ASPEN ROAD DRIVE (LENGTH)	1,661 LF
ELKHORN COURT (LENGTH)	693 LF
BARBARA LANE (LENGTH) AND ACCESSORY CONDITIONS	SEE ZONING CONDITIONS ON SHEET 3
BUILDER CONDITIONS:	SEE ZONING CONDITIONS ON SHEET 3
BOC Condition #4:	SEE ZONING CONDITIONS ON SHEET 3
BOC Condition #5:	SEE ZONING CONDITIONS ON SHEET 3
BOC Condition #12:	SEE ZONING CONDITIONS ON SHEET 3
SWANNEY SERVICE:	HALL COUNTY
INTERIOR DISTRIBUTION SERVICE:	CITY OF GAINESVILLE

PLEASE NOTE THAT ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW (KMZ FILE)

PROJECT DESCRIPTION

THIS RESIDENTIAL SUBDIVISION WILL CONSIST OF DETACHED SINGLE FAMILY HOMES WITH PUBLIC ROADWAYS. THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT CONSIST OF GRADING, ROADWAY, SANITARY SEWER, STORM SEWER AND WATER DISTRIBUTION. ADDITIONAL UTILITIES WILL BE INSTALLED BY THE PRIVATE UTILITY PROVIDERS, SUCH AS ELECTRICITY, COMMUNICATIONS AND GAS SERVICE.

DISTURBED AREA = 30.00 ACRE

EARTHWORK VOLUMES:
CUT: 202,101.90 CY
FILL: 201,925.30 CY
176.60 CY OF WASTE

TOPOGRAPHIC DATA COMPILED USING HALL COUNTY GIS TOPOGRAPHY AND SURVEY FIELD LOCATIONS PERFORMED BY ROCHESTER AND ASSOCIATES, LLC.
(DATUM REFERENCE NAVD 83)

DISPOSAL AREAS

THESE PLANS DO NOT INCORPORATE ON-SITE DISPOSAL. WASTE AND/OR DEBRIS MUST BE DEPOSITED OFF-SITE AT AN APPROVED LANDFILL FACILITY IN ACCORDANCE WITH GAEPD REGULATIONS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A.
FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL
NO. 13139 C0311G, EFFECTIVE DECEMBER 1, 2022