



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE 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: April 7, 2025

Subject: **5031 Union Church Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract | Zoned AR-1; Tax Parcel 15038 000029 | Proposed Use: 123-lot subdivision | Crawford Creek Communities c/o Dean Conn, applicant**

The request before you is from Crawford Creek Communities care of Dean Conn to rezone from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for a 123 lot subdivision. This item is located within Commission District 1.

At their March 17, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with fifteen (15) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are consistent with the "Suburban Neighborhood, Medium Density" future land use classification within the Comprehensive Plan.

There was **one (1) comment submitted** in advance of the Planning Commission meeting and **one (1) person spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated January 16, 2025, and as described in the project narrative dated January 16, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. Corner lot setbacks shall be 25 feet on both frontages.
2. The development shall be limited to 123 detached single-family residences.
3. The minimum heated floor area (HFA) of each residence shall be 1,800 square feet.

4. All single-family homes 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 right-of-way to the front of the garage door.
5. The amenity area shall include a clubhouse, swimming pool, two pickleball courts, dog park, and a mail kiosk with adjacent parking as depicted on the proposed site plan dated January 16, 2025. Amenities shall be completed prior to the issuance of fifty percent (50%) 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.
6. 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.
7. The completed covenants for the subdivision and the documents establishing the property owners association shall be submitted for review. These documents shall include a provision that would assure 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. All traffic engineering standards shall be met, and associated costs shall be the sole responsibility of the developer.
9. 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. Any costs associated with the improvements shall be the responsibility of the developer.
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 that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.
15. All conditions of zoning shall be made part of any plats created for the property.