



# Hall County Government

## BOARD OF COMMISSIONERS

November 23, 2022

Scott Puckett, Inc.  
3215 Thompson Mill Road  
Buford, GA 30519

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN  
**Richard P. Higgins**

**Kathy L. Cooper**, District 1  
**Billy Powell**, District 2  
**Shelly Echols**, District 3  
**Jeff Stowe**, District 4

COUNTY ADMINISTRATOR  
**Jack A. Connell**

ASSISTANT  
COUNTY ADMINISTRATOR  
**Zachary T. Propes**

COUNTY CLERK  
**Jennifer Rivera**

RE: **Application to Rezone**

Dear Scott Puckett Inc:

Please be advised that in its Voting Meeting on November 17, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of Scott Puckett, Inc to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed Use: 349 unit residential development. Commission District 1.

### Conditions:

1. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Planning Director can approve any necessary changes provided:
  - a. No increase in overall density greater than 3.0 units per acre;
  - b. No decreased minimum lot area or width;
  - c. No decrease in minimum building setbacks;
  - d. No decrease in buffers.
  - e. In geological or topographical constraints identified during development or engineering plans.
2. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.
3. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards. No variances are granted as part of this request, unless specifically identified during the motion.
4. The proposed residential development shall conform to §16.60.
  - a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
  - b. Open Space: minimum of 30%.
  - c. The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.110.F, including the requirement that "F.

The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space." The

redesigned lot layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.

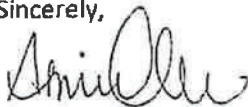
- ★ d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.

e. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non3 of 10 residential buildings shall be prohibited.

5. A homeowners association shall be required to maintain the common ownership elements of the development.
6. The proposed Stormwater BMP (pond) shall be a part of the open space and shall be provided a county approved maintenance access.
7. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements. *grading allowed*
8. 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."
9. All conditions of zoning shall be made part of any plats created for the property.
10. This approval shall be valid for 12 months after sewage is available to this property.
11. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
12. A hog wire fence shall be installed along the left property line, which joins Nancy Johnson's property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Abril Olivas

Hall County Deputy Commission Clerk

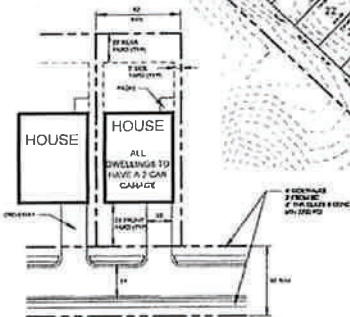
# Site plan



<b>ATLAS</b> 407 East Maple Street, Suite 107, Columbus, Ohio 43206 Tel: 614.770.7878 Fax: 614.770.7879 atlas@aol.com	
<b>A</b>	
RESIDENTIAL MASTER PLAN FRIENDSHIP ROAD / FRIENDSHIP CIRCLE / REDGE ROAD HALL COUNTY, GEORGIA FOR SCOTT PUCKETT, INC.	
SHEET NO.: <b>C1.0</b>	
HORIZONTAL SCALE 1" = 100' VERTICAL SCALE 1" = 10' DATE: 09-27-11 DRAWN BY: NAK CHECKED BY: EWB JOB NO.: 11-0055-01	

[illegible]

FRANK YARD 22  
BOB WARD 8  
BLANK WARD 22



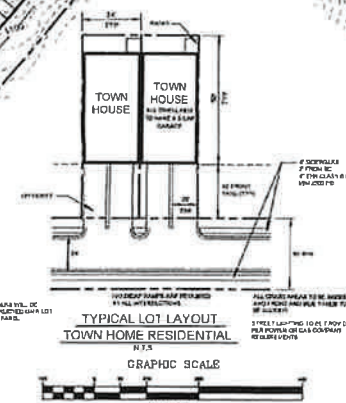
**TYPICAL LOT LAYOUT**  
**(SINGLE FAMILY RESIDENTIAL)**

SEE SHEET C2 FOR CONTINUATION

ST	DATE	RENTED CAR

- 1 ALL LOTS TO BE REVERED BY HALL COUNTY  
GRANTHAM TOWNSHIP
- 2 WATER SERVICE PROVIDED BY CITY OF  
GRANVILLE
- 3 A 50 FOOT UNDISTURBED VEGETATIVE BUFFER  
ADJACENT TO ALL PERMANENT STREAMS AND CREEKS  
WILL BE LEFT AND MAINTAINED
- 4 HALL COUNTY WILL MAKE THE DETERMINATION OF  
STREAMS WITH BUILDINGS
- 5 TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY  
GIS
- 6 SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT  
TO CHANGE BASED ON ACTUAL FIELD CONDITIONS
- 7 A 50 UNDISTURBED BUFFER IS LOCATED AT  
PERIMETER OF PROPERTY

PROPOSED CORNER PLOT  
PROPERTY AREA: 98,062  
PROPOSED DIMS: 183' DWN HOME SIDE  
GROSS EXISTING PLANTINGS:  
PROPOSED COMMON AREA: 11 AC  
PROPOSED MIN WIDTH: 28 FEET  
PROPOSED MIN LOT AREA: 1,700 SF



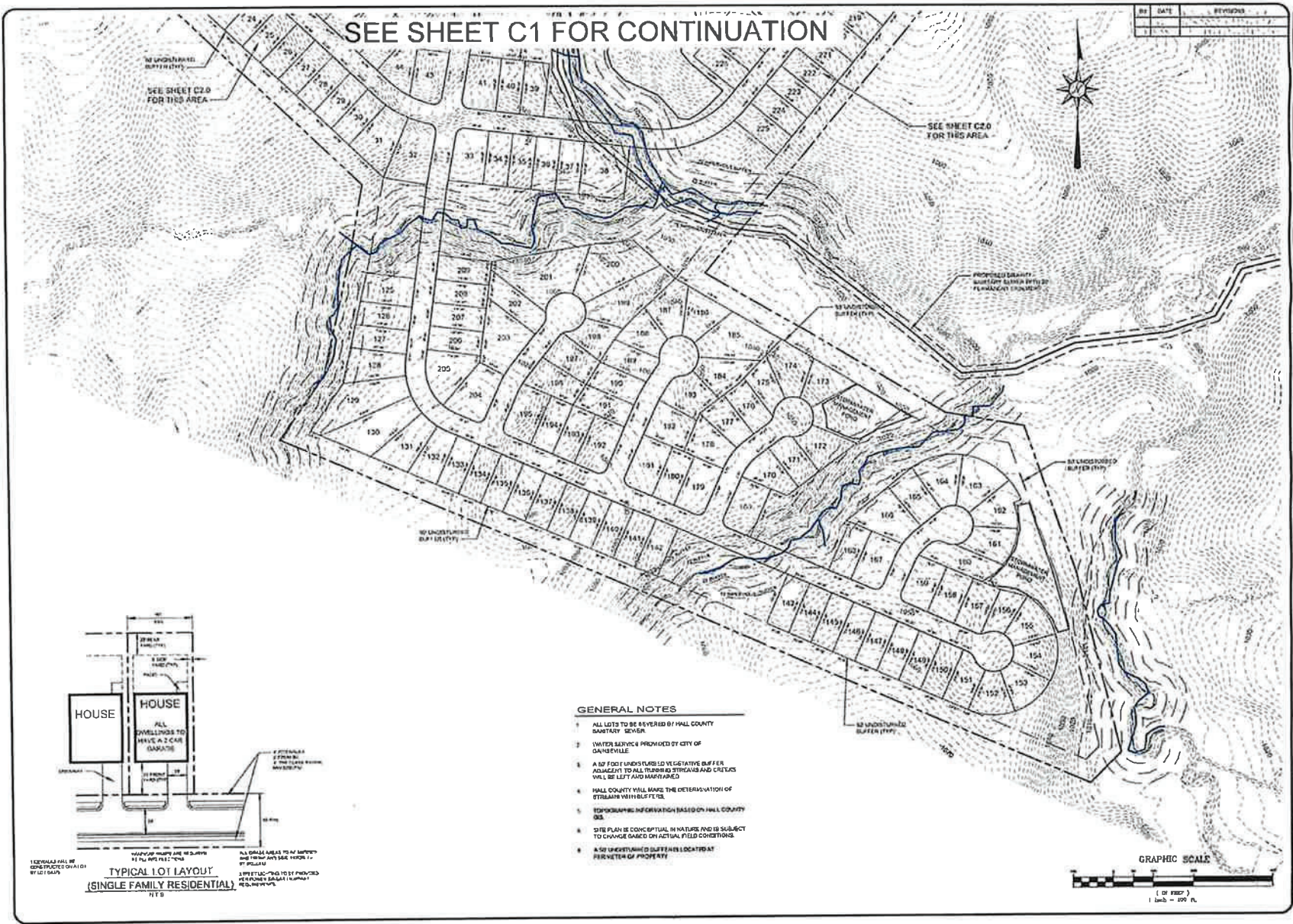
**ATLAS**  
407 East Maple Street, Suite 107,  
Cumming, Georgia 30040  
Tel (770) 781-0007  
one@atlas.com



RESIDENTIAL MASTER PLAN  
ROAD / FRIENDSHIP CIRCLE / RIDGE ROAD  
HALL COUNTY, GEORGIA  
FOR  
BOOTT FLOCKETT, INC.

**C1**

DATE	20-12-77
ORIGIN	NAA
CLASSIFIED BY	CVS
CLASS NO.	21-2000-2-11



**ATLAS**  
East Macon, Dorset, South  
407 Campbell Street  
TAMU 07703 781-8807  
atlascad.com

A

RECREATIONAL MASTER PLAN  
FRIENDSHIP ROAD / FRIENDSHIP CIRCLE / RIDGE ROAD

HALL COUNTY, GEORGIA

BOOTH JACOBETT, INC.

SHEET NO.:

C2

PROFESSIONAL SEAL	10-10-21
DATE	10-10-21
DRAWN BY	NAR
CHECKED BY	ENR
APP. NO.	24-100000-012

eFiled and eRecorded  
DATE 04/21/2022  
TIME 3:43 PM  
PLAT BOOK: 881  
PAGE: 400 - 400  
FILING FEES: \$10.00  
PART ID: 3163617043  
RECORDED BY: EAR  
Charles Baker, C.S.C  
Hall County, GA

(COUNTY OF HALL)  
We, the undersigned, being the duly qualified and sworn officers of the County of Hall, Georgia, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Hall, Georgia.

*Brenda Bell Williams*  
4-17-2022

FILED FOR RECORDATION

DATE

WITNESSES

DATE

FILED FOR RECORDATION

DATE

BY



Any document not so properly signed as to be  
legible and not so signed as to be  
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THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF HALL, GEORGIA.

THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF HALL, GEORGIA.



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Hall, Georgia, this 17th day of April, 2022.

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GEORGIA PREMIER  
LAND SERVICES, INC.  
PROFESSIONAL LAND SURVEYING  
10000 N. HALL COUNTY ROAD  
SUITE 100  
DAVIESSVILLE, GA 30122  
(770) 424-0000 FAX (770) 424-0001  
JANIS@GPI-SURV.COM



DESCRIPTION PLAT FOR

BRENDA BELL WILLIAMS

LOCATED ON FRIENDSHIP ROAD, HALL COUNTY, GA. SCALE: 1"=100'



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