



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (07/21/25)

REPORT TO: Voting Meeting (07/24/25)

ITEM NO: 411/2025

SUBJECT: **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning** | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning 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.
3. 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.
4. The proposed residential development shall conform to §6.1.6.
 - 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 §4.8.7.A.5 and §4.8.7.A.6., including the requirement that “6. The open space must be directly accessible to the largest practical number of lots within the subdivision. Non-adjoining lots must be provided with safe, convenient access to the open space.” The redesigned 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 foot 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.
5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.
6. 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.
7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
8. A hog wire fence shall be installed at the developer’s expense on the subject property along property lines adjoining tax parcels 15048 000026E, 15048 000174, and 15048 000026G.
9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.
10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.
11. 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.”
12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, 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	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Water Availability
Sewer Availability
2022 Board of Commissioners Letter and Site Plan
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign