



Hall County Government

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t: 770.535.8288 | f: 770.531.3972

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February 4, 2021

Ridgeline Land Planning, Inc.
Attn: Holt Persinger
196 Belaire Court
Winder, GA 30680

Re: Application to Rezone

Dear Mr. Persinger:

Please be advised that in its Voting Meeting on January 28, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:

- Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) on a 40.32± acre tract located on the east side of Spout Springs Road approximately 1,358 feet from its intersection with Friendship Road; a.k.a. 7285 Spout Springs Road; Zoned AR-IV; Tax Parcel 15041 000060. Proposed Use: residential mixed-use. Commission District 1. Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Conditions:

1. The development shall generally occur as depicted on the townhome only site plan, submitted during the January 28, 2021 Board of Commissioners Voting Meeting, and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and the proposed Spout Springs Road widening project, at time of development.
2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, with the exception of variance granted as part of this request.
3. The following standards shall apply to the development:
 - a. The proposed development shall have a maximum of 225 townhomes and an overall density of 5.58 units per acre.

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- b. Setbacks:
 - i. Minimum front yard setback from the property line of 20 feet
 - ii. Minimum side yard setback from the property line of 10 feet with a building separation of 20 feet
- c. Maximum building height of 35 feet
- d. The townhomes shall contain a minimum of 1600 square feet of heated floor area and two-car garage.
- e. The driveway shall be a minimum of 20 feet in length, measured from the edge of the sidewalk closest to the garage to the front façade of the garage.
- f. Buffers:
 - i. A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.
- g. Landscaping:
 - i. A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.
 - ii. The portion of property adjacent to Spout Springs Road shall have a 6-foot tall landscaped berm topped by a 6-foot tall fence, subject to the approval of the Planning Director. The fence may be wood, columns, and brick and mixture of vegetation.
 - iii. The entrance to the development shall be heavily landscaped and decorative in nature subject to the approval of the Planning Director.
- h. Architectural standards:
 - i. 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 non-residential buildings shall be prohibited.

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- ii. A variance is granted for the garage placement and width requirements found within §17.180.060.
 - iii. An amenity package including a pool, cabana, playground, pickleball court, and walking trails shall be developed as part of this project.
4. A traffic study shall be completed prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. The applicant shall work with the Town of Braselton to obtain permitting rights for the second entrance located on Cody Drive.
6. The developer shall coordinate with Hall County Public Works and Utilities regarding connection to Hall County sewer for the project. No certificates of occupancy shall be issued prior to the sewer connection being established.
7. Monument signs shall be permitted at both entrances, on each side of the entrance, in accordance with Hall County regulations and consistent with the rendering submitted by the applicant.
8. All conditions of zoning shall be made part of any plats created for the property.

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

Sincerely,



Lisa A. Ritchie
Hall County Commission Clerk

cc: MRP Partners LP Ronnie Gullett
PO Box 1296
Duluth, GA 30096

Sarah McQuade, Director of Planning & Development