



Hall County Government

BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 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
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COMMISSION CLERK
Lisa A. Ritchie

January 13, 2020

Lennar Georgia, Inc.
1000 Holcomb Woods Parkway,
Bldg. 400 Suite 450
Roswell, GA 30076

RE: Application to Amend Conditions

To Whom it May Concern:

Please be advised that in its Voting meeting on January 9, 2020, the Hall County Board of Commissioners voted to approve the following item, with the listed conditions:

- Application of Lennar Georgia, Inc. to amend existing conditions of a Planned Residential Development (PRD) on a 72.23± acre tract located on the north side of Stephens Road, at its intersection with Mariners Way; a.k.a. Stephens Point Subdivision. Proposed Use: subdivision signage and setback modification. Commission District 2.
- Conditions:
1. With exception to those standards that have been modified by the current request, the following conditions remain applicable to the development:
 - 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) Development shall be limited to a maximum of 194 lots as shown on the concept plan and descriptive narrative submitted.
 - 3) The development is subject to the following development standards:
 - a) Maximum building height: 2 stories with a basement
 - b) Minimum lot size: 6,500 square feet
 - c) Minimum lot frontage: 52 feet, except cul-de-sac lots with a 40' chord distance
 - d) Minimum lot width: 52 feet at the building line
 - e) Front setback: 20 feet
 - f) Rear setback: 20 feet
 - g) Side yard setback: 10 foot building separation, at foundation
 - h) Exterior buffer: 25 feet
 - i) Landscape buffer: 25 feet along Stephens Road
 - 4) All homes shall contain a minimum of 1,600 square feet of heated floor area, two-car garages, and have sodded front, side, and rear lawns. Graded slopes on the property shall be matted with grass seed.
 - 5) The developer shall submit architectural renderings, a lighting plan, and proposed signage for review to the Planning Director prior to the application for any building permits.
 - 6) 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 exterior property lines and visual screening along Stephens Road. It is intended that supplemental landscape material include the use of berms, privacy fence or wall, and a mixture of deciduous and evergreen trees and shrubs to provide effective visual screening at these locations.

Hall County Government

BOARD OF COMMISSIONERS

- 7) The developer has submitted architectural images of the front elevations for review and approval by the Hall County Planning Department. Developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques shall employ among others, the use of differing front elevations, architectural styles, building exterior, setbacks, or other similar techniques to achieve variety in the streetscape of the Community. As a minimum, homes will be constructed with siding materials of brick, stone, or other cementitious materials such as Hardy-plank. Homes will have a minimum roof pitch of 8:12 as viewed on front elevations of 5 ½ :12 on side elevations.
- 8) An amenity consisting of a small cabana/clubhouse, swimming pool, and two tennis or pickle ball courts are planned. In addition, a previously permitted community dock will be available for resident use only.
- 9) Areas designated as open space may have passive amenities such as walking trails but will primarily consist of vegetated or grassed areas only.
- 10) No access shall be permitted on Whites Mill Road.
- 11) The age restriction shall comply with HUD guidelines.
- 12) All conditions of zoning shall be made a part of any plats created for the subdivision.
- 13) Developer shall install non-spill lighting for the tennis/pickle ball courts and swimming pool. The tennis/pickle ball courts shall not be located adjacent to the Hidden Harbor property line. The exterior buffer, along the Hidden Harbor property line, within the amenity area shall be increased to 40'.
- 14) All exterior 25' buffers shall be owned and maintained by the Home Owners Association (HOA). In the case of a hardship, as approved by the Planning Director, lot lines may extend into the buffer. However, the buffer shall continue to be maintained by the HOA and undisturbed by the homeowner.
- 15) Construction hours shall be limited as follows:
 - a. Monday through Friday - 7:00 am until 9:00 pm
 - b. Saturday - 8:00 am until 7:00 pm
 - c. Sunday - no work onsite other than maintenance of erosion control measures
- 16) Activities at the amenity area shall conclude no later than 11:30 pm with the exception of special events.
- 17) Up to 10 model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) is provided, fire protection is located within 500 feet of any structure under construction, and restroom facilities are provided.
- 18) No model home shall be issued a Certificate of Occupancy prior to the recording of a final plat.
2. Building setbacks for the development shall be as follows:
 - Front setback (based on orientation of the structure) – 20 feet from right-of-way
 - Side setback – 10 feet from right-of-way (based on orientation of structure), or 10 feet building separation where adjacent to a residential lot
 - Rear setback – 20 feet from property line
3. Entrance monument sign for the subdivision shall not exceed 42 square feet in size.

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: Bradley Dunckel
425 Oak Street
Gainesville, GA 30501

CC: Sarah McQuade, Director of Planning & Development