AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (11/16/26)**

ITEM NO: 744/2026

SUBJECT: **(A) 0 Ridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

(A) Denial, as the proposed zoning is not consistent with the Business Nodes and Corridors future land use classification within the Comprehensive Plan in the South Hall Character Area. However, if the Planning Commission chooses to recommend approval, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.
3. Access to the development shall be subject to approval by the Hall County Public Works Department. Following review and acceptance of the Traffic Impact Study (TIS) by Public Works, all required improvements shall be incorporated into the development plans for review and approval. Any costs associated with these improvements shall be the responsibility of the developer.
4. The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":
    - Buffers: A – Reduction from 50 feet to 10 feet with a 6-foot privacy fence, B – Reduction from 50 feet to 10 feet, C – Reduction from 50 feet to 10 feet with an 8-foot privacy fence, D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, & E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.
    - Setbacks: A - Reduction from 50 feet to 20 feet, B - Reduction from 50 feet to 20 feet, C - Reduction from 50 feet to 20 feet, D - Reduction from 50 feet to 15 feet, & E - Reduction from 50 feet to 20 feet.
5. All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.
6. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
7. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

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History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Staff Report
Site Plan Exhibit
Application
Narrative
Statement of Hardship
Site Plan (Exhibit 2 and 3)
Maps
Renderings
Site Photos
Deeds
Traffic Impact Study
Water Availability Letter
Sewer Availability
Department Comments
Public Comment - Taylor
Notice Signs