AGENDA ITEM

New Business

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

ITEM NO: 745/2026

SUBJECT: **(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Rezone |** from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development |** ** Commission District 1 **| CKK Development Services LLC, applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

(A) Approval, with conditions as the proposed development is consistent with the "Suburban Neighborhood, Medium Density" future land use designation within the Comprehensive Plan in the South Hall Character Area.

1. The property shall be developed in accordance with the site plan received October 20, 2026, and as described in the project narrative dated September 16, 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 146 single family detached lots.
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 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."
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
Application
Narrative
Site Plan
Plats
Maps
Deeds
Traffic Impact Study
Water Availability
Sewer Availability
Department Comments
Notice Sign