AGENDA ITEM

New Business

REPORT TO:	**Planning Commission Meeting (11/16/26)**
ITEM NO:	747/2026
SUBJECT:	**(A) 6651 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

Meetings:

Voting Meeting Date: 11/16/26

Executive Summary:

Presenter: LT

Recommendation:

(A) Approval, with conditions, as the proposed zoning 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 dated September 30, 2026, and as described in the project narrative dated September 14, 2026, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a total of 119 lots: 65 townhomes and 54 single-family detached dwellings.
3. Access to the development shall be approved by 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. 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.
5. The proposed 20-foot landscape strip along Spout Springs and Union Church Road shall be part of the required 50-foot buffer required along the exterior boundaries of the proposed development.
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 a part of any plats or construction plans created for the property.

Purpose of Request:

History:

(A) 6651 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 | **Proposed Use: 119-unit mixed residential development** | ** Commission District 1 | **DCCM Infrastructure, Inc., applicant**

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Staff Report
Application
Letter of Intent
Site Plan
Plat
Maps
Elevations
Rendering
Deed
Traffic Impact Study
Water Availability
Sewer Availability
Department Comments
Notice Sign