

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Ridgeline Land Planning, Inc.

Request Rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD)

Proposed Use Planned residential development

Size 200.94± acres

Zoning PRD & R-I

Location Within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels

Commission District Three

County Commission Date June 24, 2021

Staff Recommendation **Approval, with conditions**

Planning Commission Recommendation – Approval, with conditions
Vote: 4-0 (Mr. Varner absent)

Conditions

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| √ | 1. <i>The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development</i> |
| √ | 2. <i>The development shall not exceed an overall site density of 2.73 units per acre.</i> |
| √ | 3. <i>The following standards shall apply to the development:</i> <ul style="list-style-type: none">a. <i>Phase 1 (Single-Family Detached):</i><ul style="list-style-type: none">i. <i>89 total units</i>ii. <i>Minimum lot size – 75' x 150' (11,250 square feet)</i>iii. <i>Setbacks:</i><ul style="list-style-type: none">- <i>Front – 30 feet from property line</i>- <i>Side – 10 feet from property line</i>- <i>Rear – 20 feet from property line</i> |
| | 4. <i>Minimum heated floor area – 1,800 square feet</i> |

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| | <p><i>b. Phase 2 (Single-Family Detached):</i></p> <ul style="list-style-type: none"> <i>i. 55 total units</i> <i>ii. Minimum lot size – 75' x 150' (11,250 square feet)</i> <i>iii. Setbacks:</i> <ul style="list-style-type: none"> <i>- Front – 30 feet from property line</i> <i>- Side – 10 feet from property line</i> <i>- Rear – 20 feet from property line</i> <p><i>4. Minimum heated floor area – 1,800 square feet</i></p> <p><i>c. Phase 3 (Single-Family Detached):</i></p> <ul style="list-style-type: none"> <i>i. 40 total units</i> <i>ii. Minimum lot size – 75' x 150' (11,250 square feet)</i> <i>iii. Setbacks:</i> <ul style="list-style-type: none"> <i>- Front – 30 feet from property line</i> <i>- Side – 10 feet from property line</i> <i>- Rear – 20 feet from property line</i> <p><i>4. Minimum heated floor area – 1,800 square feet</i></p> <p><i>d. Phase 4 (Single-Family Attached):</i></p> <ul style="list-style-type: none"> <i>i. 140 total units</i> <i>ii. Minimum lot size – 24' x 55' (1,320 square feet)</i> <i>iii. Setbacks:</i> <ul style="list-style-type: none"> <i>- Front – 50 feet from phase boundary</i> <i>- Side – 50 feet from phase boundary</i> <i>- Rear – 50 feet from phase boundary</i> <p><i>4. Minimum heated floor area – 1,600 square feet</i></p> <p><i>e. Phase 5 (Single-Family Attached):</i></p> <ul style="list-style-type: none"> <i>i. 112 total units</i> <i>ii. Minimum lot size – 24' x 55' (1,320 square feet)</i> <i>iii. Setbacks:</i> <ul style="list-style-type: none"> <i>- Front – 50 feet from phase boundary</i> <i>- Side – 50 feet from phase boundary</i> <i>- Rear – 50 feet from phase boundary</i> <p><i>4. Minimum heated floor area – 1,600 square feet</i></p> <p><i>f. Phase 6 (Single-Family Detached):</i></p> <ul style="list-style-type: none"> <i>i. 107 total units</i> <i>ii. Minimum lot size – 75' x 150' (11,250 square feet)</i> <i>iii. Setbacks:</i> <ul style="list-style-type: none"> <i>- Front – 30 feet from property line</i> |
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|---|---|
| | <p>- Side – 10 feet from property line</p> <p>- Rear – 20 feet from property line</p> <p>4. Minimum heated floor area – 1,800 square feet</p> |
| √ | <p>4. A traffic study shall be required 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</p> |
| √ | <p>5. Amenity area will be added to services phases 4 & 5 and shall be built in whatever phase is developed first. The amenity area shall include at a minimum a playground and a pavilion.</p> |

√ **Applicant agrees with conditions.**

Applicant Proposal

The applicant is requesting to rezone 200.94± acres from Planned Residential Development (PRD) and Residential-I (R-I) to PRD in order to further develop a residential community of both detached and attached single-family residences with more cohesive development standards. The community will consist of 6 phases, with the following proposed number and types of homes:

- Phase 1 – 89 single-family detached homes (existing)
- Phase 2 – 55 single-family detached homes (preliminary plat approved in 2018)
- Phase 3 – 40 single-family detached homes (proposed)
- Phase 4 – 140 single-family attached homes (proposed)
- Phase 5 – 112 single-family attached homes (proposed)
- Phase 6 – 113 single-family detached homes (proposed)

The application states that the proposed gross density is 2 units per acre; the total of 549 homes over 200.94 acres equals an overall total density of 2.73 units per acre. Phase 4 is proposed to occupy 30 acres for a density of 3.73 units per acre, and Phase 5 is proposed to occupy 25 acres for a density of 4.52 units per acre.

The site plan submitted with the application shows the phasing of the subdivision, with Phases 4 and 5 (the single-family attached home section of the development) located at the western boundary of the parcel. One entrance/exit is shown for the subdivision accessing Lula Road/State Route 52. An amenity area is located in Phase 1, which includes a pool, cabana, and playground.

The request addresses the reconfiguration of the previously approved section of the subdivision; the amenity area is proposed to replace 6 building lots, and 9 lots from Phase 1 and 9 lots from Phase 2 will be allocated to Phase 4.

The narrative describes a landscape buffer along the road frontage of Phases 4 and 5, as well as along the side and rear boundaries of this section of the development. The conceptual site plan shows a labeled 50 setback along the perimeter of both phases. The application requests exemption from the PRD standard that requires a 50 ft. exterior buffer.

The site plan indicates that 93 acres of open space will be provided, which meets the PRD standard of 30% (46.3% proposed).

For a more complete picture of the development standards for the subdivision and each phase, individual lot standards are listed by phase in the chart below:

| PHASE 1 - SINGLE-FAMILY DETACHED (EXISTING) | |
|--|-----------------------------|
| SITE AREA | 59.25 ACRES |
| PROPOSED UNITS | 89 |
| MIN. LOT SIZE | 75' X 150' (11,250 SQ. FT.) |
| FRONT SETBACK | 30 FT. |
| SIDE SETBACK | 10 FT. |
| REAR SETBACK | 20 FT. |

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|---|-----------------------------|
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,800 SQ. FT. |
| PHASE 2 - SINGLE-FAMILY DETACHED (PRELIMINARY PLAT APPROVED) | |
| SITE AREA | 51.19 ACRES |
| PROPOSED UNITS | 55 |
| MIN. LOT SIZE | 75' X 150' (11,250 SQ. FT.) |
| FRONT SETBACK | 30 FT. |
| SIDE SETBACK | 10 FT. |
| REAR SETBACK | 20 FT. |
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,800 SQ. FT. |

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| PHASE 3 - SINGLE-FAMILY DETACHED (PROPOSED) | |
| SITE AREA | 39.8 ACRES |
| PROPOSED UNITS | 40 |
| MIN. LOT SIZE | 75' X 150' (11,250 SQ. FT.) |
| FRONT SETBACK | 30 FT. |
| SIDE SETBACK | 10 FT. |
| REAR SETBACK | 20 FT. |
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,800 SQ. FT. |
| PHASE 4 - SINGLE-FAMILY ATTACHED | |
| SITE AREA | 30 ACRES |
| PROPOSED UNITS | 140 |
| MIN. LOT SIZE | 24' X 55' (1,320 SQ. FT.) |
| FRONT SETBACK | 50 FT. FROM PHASE BOUNDARY |
| SIDE SETBACK | 50 FT. FROM PHASE BOUNDARY |
| REAR SETBACK | 50 FT. FROM PHASE BOUNDARY |
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,600 SQ. FT. |
| PHASE 5 - SINGLE-FAMILY ATTACHED | |
| SITE AREA | 25 ACRES |
| PROPOSED UNITS | 112 |
| MIN. LOT SIZE | 24' X 55' (1,320 SQ. FT.) |
| FRONT SETBACK | 50 FT. FROM PHASE BOUNDARY |
| SIDE SETBACK | 50 FT. FROM PHASE BOUNDARY |
| REAR SETBACK | 50 FT. FROM PHASE BOUNDARY |
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,600 SQ. FT. |
| PHASE 6 - SINGLE-FAMILY DETACHED | |
| SITE AREA | 66.25 ACRES |
| PROPOSED UNITS | 113 |
| MIN. LOT SIZE | 75' X 150' (11,250 SQ. FT.) |

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|------------------------|---------------|
| FRONT SETBACK | 30 FT. |
| SIDE SETBACK | 10 FT. |
| REAR SETBACK | 20 FT. |
| MAX. BUILDING HEIGHT | 35 FT. |
| MIN. HEATED FLOOR AREA | 1,800 SQ. FT. |

The application includes elevations for the attached home section of the community, intended to serve as a style guide for the proposed materials and architectural character of the homes. Garages for the attached homes are proposed to accommodate 2 cars, measuring 18 ft. (75%) of the front façade. The narrative states that attached home buildings will consist of 3 to 6 units to provide a more aesthetic curb appeal.

History and Existing Land Uses

The subject property is approximately 200.94± acres and zoned Planned Residential Development (PRD) and Residential-I (R-I). Constructed roads in Phase 1 of the site lead to a sewage treatment plant for the city of Lula. A stream bisects the property running west to east and feeding into Hagen Creek along the eastern boundary of the property.

The Hall County Board of Commissioners on September 27, 2007 voted to approve a rezoning request for a 105-lot subdivision– named Magnolia Station. The final plat for Phase 1 was recorded with the Hall County Clerk of November 8, 2007 and includes 104 lots.

To the south of Phase 1 is The Plantation subdivision, a 49-lot subdivision zoned R-I and approved in 2000. To the west and north is property zoned Agricultural-Residential-IV (AR-IV) which are mostly undeveloped large acreage agricultural tracts. To the east is 1,507 acres zoned PRD, which was approved in 2008 for a mixed-use community of 2,736 residential units, a school, recreational facilities, and 1,000,000 square feet of commercial and retail space. No development plans have been submitted for this tract.

Comprehensive Plan Land Use Designation

The Hall County Comprehensive Plan identifies the subject property and surrounding area as an “Activity Center”. This land use category is intended to enhance and create concentrated commercial uses, employment centers and mixed use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars. Activity centers are characterized by compact, walkable, higher density developments. These areas provide additional employment opportunities and support residential uses (e.g. townhomes, loft apartments, condominiums) that can contribute to a live-work environment but are not consistent with the rural or suburban development patterns found in much of the county. Future development should also emphasize high quality building and site design, including dedicated open/civic space.

The proposed use is consistent with the Comprehensive Plan as the proposed development standards provide a variety of housing options located in a region with expanding employment opportunities along the Cornelia Highway/SR365 corridor.

Development Support and Constraints

Hall County Environmental Health

In an email dated May 4, 2021 Emily McGahee states "Sewer or EPD permitted sewage treatment required."

Hall County Fire Services

The subject parcel is located approximately 0.9 miles from Hall County Fire Station 6, located at 6172 Lula Road. Multiple fire hydrants are located throughout the property, in Phase 1 as well as the areas of future development.

Hall County Public Works and Utilities

In a memorandum dated May 6, 2021, Srikanth Yamala, Director of Public Works and Utilities, stated the following:

Engineering: As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required. FEMA flood zone and future flood zones must be shown on plans.

Traffic: No comment.

Utilities: No comment.

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

The Hall County GIS map shows public water available throughout the site from the City of Gainesville Water Resources Department.

Georgia Department of Transportation

No comments were provided.

Zoning Analysis

- The proposed development is consistent with the Hall County Comprehensive Plan as the proposed development standards provide a variety of housing options located in a region with expanding employment opportunities along the Cornelia Highway/SR365 corridor.
 - The development includes 549 single-family attached and detached units on 200.94 acres for an overall density of 2.73 units per acre.
- A PRD allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features, through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.
- §17.180.060.B.2.a – *Lot area*. Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre.
 - The request **meets** the minimum lot area standards.
 - The overall gross density **slightly exceeds** two units per acre (2.73 units per acre).
- §17.180.060.B.2.b - *Lot width*. Minimum lot width of 50 feet for detached single-family residences.

- The applicant has not indicated a proposed minimum lot width; however, each phase with detached homes lists a minimum lot size of 75 ft. by 150 ft., which **meets** the standard.
- §17.180.060.B.2.c – *Setbacks* the PRD district requires the following standards for detached single-family residences:
 - Minimum front yard setback from the property line of 25 feet
 - The applicant is proposing a 30 foot front yard setback, which **meets** the standard.
 - Minimum side yard setback from the property line of 5 feet
 - The applicant is proposing a 10 foot side setback, which **meets** the standard.
 - Minimum rear yard setback from the property line of 20 feet
 - The applicant is proposing a 20 foot rear yard setback, which **meets** the standard.
- §17.180.060.B.4. - *Dimensional standards for multi-family residences*: The development controls for the development shall be detailed (lot coverage, setbacks, building heights, lot area, etc.). The proposed location of all multi-family residences or zero lot line attached single-family residences shall be indicated. If standards are not specifically proposed then the applicable standards in the residential multi-family (R-MF) district shall apply. Minimum standards for multi-family residences in a planned residential development are as follows:
 - a. *Lot area*: The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department. The following lot area standards apply to lots served by sanitary sewer:
 - i. For a one-story multi-family residence and/or townhouse with the minimum three attached single-family units, the minimum lot area standard of 35,000 square feet will apply.
 - ii. For each additional unit in a one-story multi-family residence and/or townhouse over three units, the minimum additional lot area standard of 5,000 square feet will apply.
 - iii. For a two-story or greater multi-family residence with the minimum three dwelling units, the minimum lot area standard of 40,000 square feet will apply.
 - iv. For each additional unit in a two-story or greater multi-family residence over three dwelling units, the minimum additional lot area standard of 4,000 square feet will apply.
 - The applicant has indicated that the request **meets** these standards and can be found in greater detail in the application materials.
- §17.180.060.B.5 – *Buffers*: 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 applicant is requesting to be exempt from this regulation along the northwestern boundary of the subdivision; this **does not meet** the standard. A 50 foot setback is shown around phases 4 and 5.
- §17.180.060.B.6 *Landscape requirements* requires that all requirements §17.280, Tree Protection, shall be met, and in addition, a minimum of 2 trees per lot shall be provided or preserved in the front, side, or rear yard. 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.
 - The application **does not address** this standard.
- §17.180.060.B.7 *Access and right-of-way* requires that any planned residential development equal to or greater than 400 lots shall include at least three vehicular entrances that connect to a city, state, or county-maintained public road.

- The development includes only one vehicular entrance; this **does not meet** the standard.
- §17.180.060.B.7.b requires that all PRDs construct sidewalks on both sides of the streets that are a minimum of five feet wide.
 - The site plan shows sidewalks in only Phases 1, 2, and 3; this **does not meet** the standard.
- §17.180.060.B.8 requires that there shall be a minimum of at least thirty percent (30%) of the gross tract area provided in open space.
 - The applicant is proposing 93 acres of open space equaling 46.3% open space; this **meets** the standard.
- §17.180.060.B.9 provides architectural standards for all planned residential developments. Alternatively, detailed architectural design guidelines and standards can be submitted by the applicant to include garage types and placement, elevations of all sides, building materials, etc.
 - All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings 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.
 - The application has included elevations of typical residence styles that **meet** this standard.
 - Garage placement shall match one of the following standards for single-family lots less than one acre in size: semi-flush, recessed, side-loaded, carriage court, detached.
 - The application does not indicate the dimensions of garage doors in relation to the front façade width of the residence. There is not enough information to determine if this condition has been met.
 - For attached homes fronting a minor street may be rear-loaded or front-loaded.
 - The application indicates that the garage doors will be 18 ft. wide, which is 75% of the front façade width of the attached residences; this **does not meet** the standard.
- §17.180.060.B.11 relates to the United States Postal Service (USPS) policy that all new subdivisions and new phases of existing subdivisions are required to provide *Cluster mailbox unit (CBU)* for regular mail service delivery. A CBU is a structure or shelter housing multiple mailbox units to serve each residential dwelling of the development for the express purpose of regular mail delivery provided by the USPS.
 - The application **does not address** this standard.
- §17.380.050 requires any application proposing the development of 100 or more residential dwelling units to submit a traffic impact study as part of an application be.
 - An accurate study cannot be conducted at this time due to changed traffic patterns as a result of the Covid-19 pandemic. A traffic study may be required prior to the issuance of any land disturbance permits for the proposed development to account for a disruption in the traffic patterns as a result of COVID-19.

Staff Recommendation

Staff recommends **approval, with conditions** of the applicant's request:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.
2. The development shall not exceed an overall site density of 2.73 units per acre.
3. The following standards shall apply to the development:

- a. Phase 1 (Single-Family Detached):
 - 1. 89 total units
 - 2. Minimum lot size – 75' x 150' (11,250 square feet)
 - 3. Setbacks:
 - Front – 30 feet from property line
 - Side – 10 feet from property line
 - Rear – 20 feet from property line
 - 4. Minimum heated floor area – 1,800 square feet
- b. Phase 2 (Single-Family Detached):
 - 1. 55 total units
 - 2. Minimum lot size – 75' x 150' (11,250 square feet)
 - 3. Setbacks:
 - Front – 30 feet from property line
 - Side – 10 feet from property line
 - Rear – 20 feet from property line
 - 4. Minimum heated floor area – 1,800 square feet
- c. Phase 3 (Single-Family Detached):
 - 1. 40 total units
 - 2. Minimum lot size – 75' x 150' (11,250 square feet)
 - 3. Setbacks:
 - Front – 30 feet from property line
 - Side – 10 feet from property line
 - Rear – 20 feet from property line
 - 4. Minimum heated floor area – 1,800 square feet
- d. Phase 4 (Single-Family Attached):
 - 1. 140 total units
 - 2. Minimum lot size – 24' x 55' (1,320 square feet)
 - 3. Setbacks:
 - Front – 50 feet from phase boundary
 - Side – 50 feet from phase boundary
 - Rear – 50 feet from phase boundary
 - 4. Minimum heated floor area – 1,600 square feet
- e. Phase 5 (Single-Family Attached):
 - 1. 112 total units
 - 2. Minimum lot size – 24' x 55' (1,320 square feet)
 - 3. Setbacks:
 - Front – 50 feet from phase boundary
 - Side – 50 feet from phase boundary
 - Rear – 50 feet from phase boundary
 - 4. Minimum heated floor area – 1,600 square feet
- f. Phase 6 (Single-Family Detached):
 - 1. 113 total units
 - 2. Minimum lot size – 75' x 150' (11,250 square feet)
 - 3. Setbacks:
 - Front – 30 feet from property line
 - Side – 10 feet from property line
 - Rear – 20 feet from property line
 - 4. Minimum heated floor area – 1,800 square feet

4. A traffic study shall be required 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.

Excerpts from the minutes of the meeting of May 17, 2021

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

Keith Breedlove, 1188 Antioch Campground Road, Gainesville, presented the request. Mr. Breedlove stated that this neighborhood has been doing well and with the current cost of development and homes, the need continues to grow. Mr. Breedlove stated that he was striving to provide affordable housing by converting some of the single family homes into attached townhomes would make this even more of a possibility. He reviewed the site plan and showed where these townhomes and single-family homes would be. Mr. Breedlove also stated that they would be sewer from the city. Mr. Braswell asked if the attached homes in phases 4 and 5 were simple. Mr. Breedlove confirmed and stated that they would have a separate amenity area for the attached townhome phase. Mr. Hunt asked if Mr. Breedlove would be opposed to adding an additional amenity area with a playground and pavilion for phases 4 and 5. Mr. Breedlove stated that he would be able to do that. Mr. Braswell asked if that would need to be in a condition. Ms. McQuade stated that it would be a good idea to specify what phases that the amenity area would be developed. Ms. Pilcher asked how many bedrooms would be in the townhomes. Mr. Breedlove stated that they are all three or four bedrooms and some will even have five.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: Mr. Hunt made a motion to recommend approval, with conditions for the request, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)

Conditions:

1. *The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.*
2. *The development shall not exceed an overall site density of 2.73 units per acre.*
3. *The following standards shall apply to the development:*
 - a. *Phase 1 (Single-Family Detached):*
 1. *89 total units*
 2. *Minimum lot size – 75' x 150' (11,250 square feet)*
 3. *Setbacks:*
 - *Front – 30 feet from property line*
 - *Side – 10 feet from property line*
 - *Rear – 20 feet from property line*

- 4. *Minimum heated floor area – 1,800 square feet*
- b. *Phase 2 (Single-Family Detached):*
 - 1. *55 total units*
 - 2. *Minimum lot size – 75' x 150' (11,250 square feet)*
 - 3. *Setbacks:*
 - *Front – 30 feet from property line*
 - *Side – 10 feet from property line*
 - *Rear – 20 feet from property line*
- 4. *Minimum heated floor area – 1,800 square feet*
- c. *Phase 3 (Single-Family Detached):*
 - 1. *40 total units*
 - 2. *Minimum lot size – 75' x 150' (11,250 square feet)*
 - 3. *Setbacks:*
 - *Front – 30 feet from property line*
 - *Side – 10 feet from property line*
 - *Rear – 20 feet from property line*
- 4. *Minimum heated floor area – 1,800 square feet*
- d. *Phase 4 (Single-Family Attached):*
 - 1. *140 total units*
 - 2. *Minimum lot size – 24' x 55' (1,320 square feet)*
 - 3. *Setbacks:*
 - *Front – 50 feet from phase boundary*
 - *Side – 50 feet from phase boundary*
 - *Rear – 50 feet from phase boundary*
- 4. *Minimum heated floor area – 1,600 square feet*
- e. *Phase 5 (Single-Family Attached):*
 - 1. *112 total units*
 - 2. *Minimum lot size – 24' x 55' (1,320 square feet)*
 - 3. *Setbacks:*
 - *Front – 50 feet from phase boundary*
 - *Side – 50 feet from phase boundary*
 - *Rear – 50 feet from phase boundary*
- 4. *Minimum heated floor area – 1,600 square feet*
- f. *Phase 6 (Single-Family Detached):*
 - 1. *107 total units*
 - 2. *Minimum lot size – 75' x 150' (11,250 square feet)*
 - 3. *Setbacks:*
 - *Front – 30 feet from property line*

- Side – 10 feet from property line

- Rear – 20 feet from property line

4. Minimum heated floor area – 1,800 square feet

- 4. A traffic study shall be required 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. Amenity area will be added to services phases 4 & 5 and shall be built in whatever phase is developed first. The amenity area shall include at a minimum a playground and a pavilion.*