



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (06/21/21)

REPORT TO: Voting Meeting (06/24/21)

ITEM NO: 284/2021

SUBJECT: Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

Meetings:

Work Session Date: 06/21/21

Voting Meeting Date: 06/24/21

Executive Summary:

Presenter: SM
Recommendation:

Approval, with 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.

Purpose of Request:

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
LO	SM	EW	NB
Attorney	Administration	Clerk	
VS	ZP	LR	

Attachments:

Board Memo
Recommendation Report
Application
Letter of Intent
Narrative
Updated Site Plan
Site Plan
Maps
Concept Plan
Landscape Buffer Plan
Renderings
Legal Descriptions
Environmental Health Comment
Public Works Comments
Public Comment - Opposition (1)
Petition - Opposition