



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

INTERIM DIRECTOR
Srikanth Yamala

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Srikanth Yamala, Interim Director

Date: January 19, 2022

Subject: Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 200 unit townhome development. Commission District 4.

Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) for the proposed use of 200 unit townhome development. This item is located within Commission District 4.

At their January 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval, with conditions of this request.

Conditions:

1. *The development shall be developed in accordance with §17.180.060, Planned Residential Development. The following variances shall be apply:*
 - a. *The minimum lot size shall be 2,500 square feet.*
 - b. *The minimum lot width shall be 28'.*
 - c. *A minimum 50' planted buffer shall be established along the perimeter of the property boundaries, per PRD standards.*
 - d. *Allow a maximum garage door width of 60% of façade.*
 - e. *Allow a front setback of 22' from curve to garage.*
2. *The density of the development shall be no more than 4 units per acre.*
3. *The applicant shall coordinate with Hall County Public Works and the Georgia Department of Transportation regarding any road improvements required as part of traffic study or are determined as part of the development review process.*
4. *A minimum of two vehicular entrances shall be provided, as approved by Hall County Engineering.*
5. *All conditions of zoning shall be made part of any plats created for the development.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and six (6) people spoke in opposition during the public hearing on January 18, 2022.

There have been no changes to the request since the Planning Commission took action.