



## AGENDA ITEM

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

---

**REPORT TO:** Work Session (01/24/22)

**REPORT TO:** Voting Meeting (01/27/22)

**ITEM NO:** 38/2022

**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.

---

### Meetings:

**Work Session Date:** 01/24/22

**Voting Meeting Date:** 01/27/22

### Executive Summary:

**Presenter:** SY

**Recommendation:**

Approve, with conditions: 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.

**Purpose of Request:**

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.

**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?** Yes  
**Is there a deadline for this item?**

**Approvals:**

Submit	Approve	Budget	Finance
JR	SY	EW	JR
Attorney	Administration	Clerk	
VS	LJ	LR	

**Attachments:**

Board Memo  
 Recommendation Report  
 Application  
 Narrative  
 Site Plan  
 Maps  
 Rendering  
 Traffic Study  
 Environmental Health Comments  
 GDOT Comments  
 Public Works Comments  
 Tax Assessor Comments  
 Notice Sign Photo