



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Srikanth Yamala, Interim Director

Date: January 26, 2022

Subject: Application of Michael Twiner to rezone from Suburban Shopping (S-S) to Planned Residential Development (PRD) on a 22.03± acre tract located on the south side of Athens Highway at its intersection with Gillsville Highway; a.k.a. 2500 & 2508 Athens Highway; Zoned S-S; Tax Parcels 15023C000010 & 15023 000009. Proposed Use: 264 unit multifamily development. Commission District 3.

Application of Michael Twiner to rezone from Suburban Shopping (S-S) to Planned Residential Development (PRD) for the proposed use of 264 unit multifamily development. This item is located within Commission District 3.

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 generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.*
2. *The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards.*
3. *There shall be no more than 264 total units in the development (a density of 12 units per acre).*
4. *The following standards shall apply to the development:*
 - a. *Setbacks:*
 1. *Front: 100 feet from center line of road or setback requirement, whichever is greater*
 2. *Side: 50 feet*
 3. *Rear: 50 feet*
 - b. *Buildings shall be no greater than 3 stories in height when viewed from Athens Highway.*
 - c. *Parking: no fewer than 1.5 spaces per unit and no more than 2 spaces per unit.*
 - d. *Open Space: minimum of 6.6 acres (30%)*

- e. *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 planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.*
 - f. *Architectural standards: All facades of all residences, 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.*
5. *All access to the development shall be from Athens Highway, and shall be reviewed and permitted by GDOT.*
 6. *All conditions of zoning shall be made part of any plats created for the property.*
 7. *There shall be a minimum of 396 parking spaces, inclusive of the 20 proposed enclosed garages.*
 8. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and no one 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.