



Hall County Government

PLANNING & DEVELOPMENT

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

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. Commission District 1.

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At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following three (3) conditions:

1. All conditions of zoning from the January 9, 2020 approval shall remain.
 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.
 2. Development shall not exceed 152 residential units.
 3. Development shall not exceed 150,000 square feet of heated floor space.
 4. All development shall conform with §17.420 Gateway Corridors Overlay District (GCOD).
 5. All conditions of zoning shall be made a part of any plat of the property.
 6. The community shall be an age-restricted community in compliance with the Housing For Older Persons Act of 1995 (“HOPA”). All households shall have one leaseholder who is fifty-five (55) years of age or older (“Qualifying Occupant”), except for certain permitted exceptions (the “Permitted Exceptions”), provided that this change in occupancy does not violate HOPA. Permitted Exceptions are limited to:

1. Death, separation, incapacitation of the Qualifying Occupant;
2. In the case of no more than 5% of the units, the household requires the features of mobility accessibility of the units. Other than as allowed by Permitted Exceptions for those requiring the features of mobility accessibility, no units shall be occupied by a person under the age of fifty (50) years old, provided however that the household may have younger visitors not to exceed 14 days in any calendar year.
In all cases, any exemptions required by HUD, FHA, or other governmental agencies to the age-restricted policy of the community will apply.
2. Access to the property will be permitted to the unnamed county road between Thompsons Mill Road and State Highway 347 to be constructed by the Applicant, at the Applicant's expense, as shown on the site plan submitted as part of this application.
3. The unnamed county road shall be constructed to Hall County standards and approved by the BOC.

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

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