



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

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

From: Randi Doveton, Director

Date: June 16, 2022

Subject: Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. Commission District 1.

Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. Commission District 1.

At the June 9, 2022 voting meeting the Hall County Board of Commissioners voted to table this item to the June 22, 2022 voting meeting to allow the staff to prepare the proposed conditions of approval as offered by Commissioners Powell and Stowe and to allow the applicant to determine whether he wished to keep the proposed lots below 120 to avoid the requirement of a second entrance.

The conditions below reflect the June 9, 2022 Board of Commissioners amendments to the Hall County Planning Commission's May 2, 2022 recommended conditions:

1. *The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with Hall County regulations, including §17.180.060 Planned Residential Development (PRD) standards. Any deviation from county regulations would not be approved unless specifically varied by the board.*
2. *There shall be no more than 125 total units in the development, equaling a density of 2.46 units per acre. Any development of 120 or more must have 2 entrances to meet Life Safety Codes and receive plan approval from the Fire Department.*
 - a. *Sight distance and/or alignment issues shall be coordinated with the Hall County Traffic Engineer prior to finalizing the number of lots.*

3. *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.”*
4. *The developer will install a wooden privacy fence with a height of 6FT along the common property line Chestnut Mountain, LTD. and Kath and John Cooper’s property. Said fence shall run southeast from Union Church Rd for approximately a 1,000 LF and shall be installed within 60 days of issuance of the land disturbance permit (LDP).*
5. *The developer will install a decel lane, constructed to Hall County Development standards found in §16.60.290 of the Hall County regulations.*
6. *A landscape plan for the entrance and amenity area shall be submitted with plans. The plan shall include plant materials, including size at planting, plant schedule, and planting details.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and three (3) people spoke in opposition during the public hearing on May 2, 2022.

The only changes from the 5-2-2022 Planning Commission meeting was the request by the applicant to have 125 lots instead of the 100 recommended by the Planning Commission and the revised conditions recommended by the Board of Commissioners at the 6-9-2022 voting meeting.