



AGENDA ITEM

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

REPORT TO: Work Session (06/20/22)

REPORT TO: Meeting (06/22/22)

ITEM NO: 322/2022

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: 100 unit single family detached subdivision. Commission District 1. NOTE: Tabled at the June 9, 2022 Voting Meeting until the June 22, 2022 Meeting.

Meetings:

Work Session Date: 06/20/22

Voting Meeting Date: 06/22/22

Executive Summary:

Presenter: RD
Recommendation:

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 Â§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. There could be distance/sight distance/alignment issues associated with the proposed entrance nearest Steeple Chase Lane; this could impact the applicant's ability to construct the desired 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 6 feet along the common property line Chestnut Mountain, LTD. and Kathy & 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 Â§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.

Purpose of Request:

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.

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:

Approve	Budget	Finance	Attorney
JR	JR	JR	JR
Administration		Clerk	
JR		JR	

Attachments:

Updated Board Memo w/Revised Conditions
Board Memo
Recommendation Report
Application
Narrative
Updated Site Plan - Provided 6/21/2022
Site Plan
Maps
Rendering
Renderings
Environmental Health Comments
GDOT Comments
Public Works Comments
Written Public Comment - Opposition (1)
Updated Notice Sign Photos
Notice Sign Photos