



Hall County Government

BOARD OF COMMISSIONERS

December 10, 2021

FIDES Development
Attn John Hillman
3017 Bolling Way NE
Atlanta, GA 30305

RE: **Application to Rezone**

Dear John Hillman:

Please be advised that in its Special Called Meeting on November 30, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

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, except for where variances are approved as part of this application.
3. The community shall be gated with fencing along the exterior boundaries.
4. Buffers: A minimum 50-foot 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. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Lisa A. Ritchie

5. The vegetated buffer shall be at least 8 feet tall in addition to the existing buffer.
6. The sewer shall be privately owned and privately maintained.
7. N. Waterworks Road from the water treatment facility entrance to the proposed development shall be improved/widened to provide a 22-foot asphalt roadway surface with the cross-section constructed to Hall County standards. N. Waterworks Road improvements must be constructed concurrently with the development. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned. Any roadway improvement costs will be the Developer's responsibility.
8. Water shall be provided by the City of Gainesville.
9. All conditions of zoning must be made part of any plats created for the property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Lisa A. Ritchie
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development