



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

**From:** Randi Doveton, Director

**Date:** August 16, 2022

**Subject:** Application of FIDES Development to amend conditions of a 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 PRD; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. Commission District 1.

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The application before you is a request to amend conditions of approval on a 16.28 acre Planned Residential Development (PRD) to allow a mixed use residential development. At the November 30, 2021 Special Called Meeting, the Board approved a request to rezone the subject property for the specified use of mixed use residential.

The Board approved the request with nine (9) conditions. The applicant wishes to change the proposed layout which constitutes a significant change requiring the Board's approval; although the layout has changed, the density has not changed.

The applicant will need to meet one of the Fire Code exceptions since the development will include more than 120 units and has only one access point: sprinkle all structures or have pavement widths of 26FT for all streets.

The development will have a private sewer system with water being supplied by City of Buford.

The revised layout has been included for your reference along with the 2021 documents.