



AGENDA ITEM

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

REPORT TO: Work Session (10/10/22)

REPORT TO: Voting Meeting (10/13/22)

ITEM NO: 527/2022

SUBJECT: Application of Rochester and Associates, LLC to rezone from Agricultural Residential-III (AR-III), Residential-I (R-I), and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 60.39± acre tract located on the north side of Price Road approximately 628 feet from its intersection with Summit Chase; a. k. a. 3824, 3830, 3842, 0, & 0 Price Road; Zoned AR-III, R-I, & V-C; Tax Parcels 10100 000006-000007, 000103, 000108, & 000159. Proposed use: 202-unit residential subdivision. Commission District 2.

Meetings:

Work Session Date: 10/10/22

Voting Meeting Date: 10/13/22

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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 Â§17.180.060 Planned Residential Development (PRD) standards, with the exception of the following: 4. a.i & ii — Lot area calculations, to meet the minimum requirements for townhouses, shall be set at 2000 SF per unit. 5. Existing, undisturbed buffers, that meet the screening requirements, shall satisfy the overall 50' requirement without additional planting 7. a.i — A secondary, emergency entrance shall be allowed to connect to a non-public road located on adjacent property. Construction of the secondary entrance shall be required prior to issuance of the 151st Certificate of Occupancy. 8. — Open space shall be calculated as any site areas not utilized for right-of-ways, lots or stormwater management facilities and shall be no less than 30% of the gross parcel size. 3. The proposed residential development shall confirm to Â§16.60, with the exception of the requirement for cul-de-sacs at dead end streets. Street terminations of less than 150' from the closest intersection shall be allowed, as described in the International Fire Code, Section 503.2.5. 4. The maximum density for the development shall not exceed 3.5 units per acre. 5. The following standards shall apply to the development: a. Setbacks: 1. Front: 25 feet from center line of road 2. Side: 5 feet 3. Rear: 20 feet b. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds 22 feet. c. Open Space: minimum of 30%. d. The Open Space and lot configuration shall not be redesigned to meet Â§17.430.110.E and Â§17.430.110.F, including the requirement that "F. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space." The redesigned lot layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/ LDP application. e. Buffers: A minimum 50 foot planted 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. Undisturbed areas of the buffer will not require additional planting. f. Architectural standards: All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. 6. A homeowners association is required to maintain the common ownership elements of the development. 7. The proposed Stormwater BMP (pond) shall be on a separate "utility" lot that is not a part of the open space. 8. The lots shall be designed so that all state waters and required buffers (50') do not encroach on individual lots. Required impervious setbacks may encroach on individual lots. 9. 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." 10. All conditions of zoning shall be made part of any plats created for the property. 11. Up to ten (10) model homes shall be built of varying product type. 12. The existing family home to the rear of the property shall be limited to a single family home or a clubhouse for the proposed developments only. 13. All private streets shall comply with Hall County standards. 14. No more than one hundred fifty (150) occupancy permits shall be granted without a second entrance to the development.

Purpose of Request:

Application of Rochester and Associates, LLC to rezone from Agricultural Residential-III (AR-III), Residential-I (R-I), and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 60.39± acre tract located on the north side of Price Road approximately 628 feet from its intersection with Summit Chase; a. k. a. 3824, 3830, 3842, 0, & 0 Price Road; Zoned AR-III, R-I, & V-C; Tax Parcels 10100 000006-000007, 000103, 000108, & 000159. Proposed use: 202-unit residential subdivision. Commission District 2.

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:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	LJ		AO

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- UTD Site Plan
- Site Plan
- Maps
- Renderings
- Deed
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photos
- Fire Comments