



Hall County Government  
BOARD OF COMMISSIONERS

April 12, 2024

Jason Dye  
355 Oneta Street, Suite D100  
Athens, GA 30601

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GAINESVILLE, GA 30503

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RE: **Rezone Application**

Dear Jason Dye:

Please be advised that in its Voting Meeting on April 11, 2024, the Hall County Board of Commissioners voted to approve the following application with conditions.

**2455 Floyd Road | Rezone | from Residential II (R-II) to Planned Residential Development (PRD) on a 5.74± acre tract located on the north side of Floyd Road, approximately 300 feet from its intersection with Barnes Drive | Zoned R-II, Tax Parcel 15022 000037 | Proposed Use: 38 ~~44~~-unit townhome development | Commission District 4 | Jason Dye, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan submitted on February 9, 2024, and as described in the project narrative submitted on October 19, 2023, and addendum dated February 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 38 units. Townhome buildings shall be limited to a maximum of two units per building.
3. All residences and services within the development shall connect to the public sidewalk along Floyd Road by internal sidewalks no less than five (5) feet in width.
4. The minimum heated floor area (HFA) of each townhome unit shall be 993 square feet and each duplex unit shall be 870 square feet.
5. Final review and approval of building elevations is subject to the Planning and Zoning Administrator, or their designee.
6. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
7. All parking areas shall be accessed via internal drives and roads only. No parking shall be accessed directly from Floyd Road.
8. All signs shall comply with the underlying sign code requirements listed in 17.270 sign standards. All signage must be permitted.
9. All amenities depicted in the site plan submitted on February 9, 2024, are to be constructed within the development. The children's playground and covered shelter shall be constructed within the

proposed playground area before 50% of the certificates of occupancy are issued for the entire development.

10. All conditions of zoning shall be made part of any plats created for the subdivision.
11. No variances to Planned Residential Development (17.180.060) standards are granted other than those approved herein.
12. The project shall be built in a single phase.

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

Sincerely,



Jennifer Rivera  
Hall County Commission Clerk

cc: Beth Garmon, Planning & Development Assistant Director

Greenleaf Investment Partners L051, LLC  
Attn: Josh Friedensohn  
3081 Holcomb Bridge Road, Suite A2  
Norcross, GA 30071