

HALL COUNTY PLANNING COMMISSION STAFF REPORT

Applicant David A. English

Request (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF)
(B) **Special Use** | to increase the allowed density in R-MF

Proposed Use 266-unit residential development

Size 17.67± acres

Zoning **Current:** Agricultural Residential 1 (AR-1) |
Proposed: Residential Multi-Family (R-MF)

Location **1661 Friendship Road** | Tax Parcel 15041
000016

Commission District One

Planning Commission Date September 2, 2025

Staff Recommendation (A) **Approval, with conditions** as the proposed zoning is consistent with the “Business Nodes and Corridors” future land use classification within the Comprehensive Plan
(B) **Denial**, as the density exceeds that allowed by ordinance

Record Number..... (A) HZON25-0032
(B) HZCU25-0036

(A) Staff recommends APPROVAL of the applicant’s request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated July 31, 2025, and as described in the project narrative dated June 16, 2025, 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 212 apartments, not to exceed a density of 12 dwelling units per acre.
3. Amenities including pool, dog park, and walking trail shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. The mail kiosk shall be completed prior to issuance of the first certificate of occupancy. Additional amenities may be constructed by

