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WRITTEN EVALUATION

Applicant: SrisadanOne LLC
Subject Property: 35.6 Acres Designated as Hall County Tax Parcel(s):
10062 000001A
Current Zoning: AR-III- Agricultural Residential III District
Proposed Zoning: R-I- Residential I District
Proposed Use: 29 Dwellings, Single Family Detached
Application: Rezoning with Conditional Use
ROW Access: Springdale Forrest Boulevard
Governing Jurisdiction: Hall County

This statement is intended to comply with application procedures established by the Governing Jurisdiction, and is intended to set forth a preliminary development plan for the Subject Property, to evaluate the proposed development and new zoning classification, conditional use and variances (if any), based upon factors set forth by the Governing Jurisdiction and is otherwise intended as the Written Evaluation for the Subject Property. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, sketch plat, conditional use permit, and variance applications, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

INTENDED USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning for the Proposed Use with a Conditional Use Permit for a subdivision pursuant to Hall County Zoning Ordinance § 17.60.040 (I). Specifically, the Subject Property will be developed as a **29-unit, Single Family Detached Subdivision**.

COMPREHENSIVE PLAN

The Governing Jurisdiction's Comprehensive Plan and the Future Development Map incorporated therein designates the Subject Property as located within the Residential Character Area. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities." The Proposed Use has a proposed density of 0.81 residential units per acre.

The Applicant's proposed density is in compliance with the Comprehensive Plan's recommendation of up to 1.0 dwellings per acre. *See Comp. Plan p. 29.*

IMPACT ANALYSIS.

When exercising the Governing Jurisdiction's zoning powers, consideration shall be given to the following factors associated with the use. The Applicant's Proposed Use satisfies all of these criteria as described below:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property.**

The Proposed Use is compatible with the surrounding properties and land use, specifically the residential use by surrounding single family homes. The Proposed Use and proposed density are in keeping with the Comprehensive Plan's recommended zoning categories and proposed density of development.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The Proposed Use will not adversely affect the existing use or usability of adjacent or nearby properties because the Proposed Use will allow for a residential use that is compatible with the surrounding residential uses. The value of the surrounding properties will be enhanced by the Subject Property's residences and site design.

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The shape, size, and topography of the Subject Property necessitate rezoning of the Subject Property, as its steep topography and streams prevent development using the Current Zoning. With the limited buildable area available on the site, the Proposed Use is the only physically practicable or financially viable use for the Subject Property. There is no other physically practicable or financially viable use for the Subject Property than as proposed by the Applicant.

- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service.**

The Proposed Use will not result in a use that will cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. The projected impact on schools and utilities will be in keeping with projected growth, and any applicable impact fees from the development will fund infrastructure improvements. The number of car trips and need for transportation facilities will be comparable to surrounding uses, and the developer will make improvements to surrounding rights-of-way as required by applicable regulations for project improvements.

See also the Applicant's Public Impact Analysis Below.

5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area.

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Subject Property is located in the Lake Area Residential Character Area, which provides, "Future development will continue to be detached, single-family homes at low densities."

In this regard, the development will provide:

- Low-density residential
- Green Space
- Moderate pedestrian connectivity with sidewalks
- Moderate vehicular connectivity with curvilinear streets

6. The extent to which property values are diminished by the existing zoning restrictions.

The Subject Property does not have a reasonable economic use as currently zoned. The AR-III zoning category requires a minimum lot size of 43,560 square feet. Smaller lot sizes are necessary in order to develop a sufficient number of single-family dwellings at a sufficient price-point to make the project economically viable for redevelopment.

7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

A refusal by the Governing Jurisdiction to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for development as proposed by the Applicant and there is no benefit to the public by requiring that the Current Zoning be maintained.

9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.

The Subject Property is currently zoned for agricultural purposes; however, remains undeveloped.

10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

11. Whether the change would create an isolated district unrelated to the surrounding districts, such as "spot zoning."

The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property increasingly difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.

The present zoning district boundaries are illogically drawn in relation to existing conditions in the area surrounding the Subject Property. The area surrounding the Subject Property is developing as single-family residential homes, making continued agricultural use of the property more difficult. The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area.

13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

The Proposed Use is in keeping with the Comprehensive Plan and with the changing use of the surrounding area. The Proposed Use is in keeping with the scope and scale of development planned for by the Governing Jurisdiction's implementation strategy for public utilities, transportation improvements, and other capital improvement projects, such as parks, public safety, and schools.

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.

The Subject Property does not have a reasonable economic use as currently zoned.

15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment.

Approval of a variance will not allow the Proposed Use. Approval of the Application is necessary to allow the Proposed Use.

16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted.

The project should also have a minimal impact on the environment with no negative ecological or pollution impact up the Subject Property or the surrounding area. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and the Governing Jurisdiction.

The Applicant will submit plans detailing the development for approval by the Governing Jurisdiction, the local Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property.

The Subject Property was appropriately zoned at the time of original zoning, but changing conditions affecting the use and development of the Subject Property supporting the Proposed Use and approval of the Application, as requested by the Applicant.

IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

(A) Proposed Construction Phasing Schedule

Construction of the project is anticipated to occur over approximately 36 months. Upon issuance of Land Disturbance Permit, the Applicant anticipates the project will be developed within 12 months thereafter, and houses to be constructed over the following 24 months. During the first 12 months of construction, the site will be developed and platted as residential lots. Home construction will begin immediately upon the platting of the first phase of development and will continue to full build out through month 36.

Based upon the most currently available data, the Applicant estimates there will be 3.05 occupants per unit. Assuming this to be the case, the Applicant expects the population of the new development to be as follows:

Projected Subdivision Population			
Year	New Houses	Total New Households	Population of New Homes
1	0	0	0
2	10	10	31
3	19	29	89

(B) Public Road System

Permanent access to the subdivision will be from the ROW Access. All of the development's interior streets will be publicly-owned and maintained.

Traffic generated from the development will be in keeping with expected growth patterns and access to public thoroughfares will be at a location where sight distance is sufficient. All curb cuts shall be coordinated and approved by the Governing Jurisdiction and acceleration and deceleration lanes will be installed as required. All streets within the development will be constructed to conform to the Governing Jurisdiction's standards. Parking will be provided onsite as required by the Zoning Ordinance.

(C) County School System

The Table below estimates the number of school children expected to be generated by the project, based upon the ratio of the estimated number of school children in the Governing Jurisdiction to the estimated number of households in Hall County, then multiplying the quotient by the number of residential units in the Proposed Use. This factor is calculated to 0.33 students per household.

Projected Student Population Impact: After calculating the first year add that amount to each year thereafter	
Year	Total
1	0
2	4
3	10

The numbers above are a planning factor used to project total student population and plan the need for new school facilities. However, the actual number of students who live in the proposed development may be more or less than the factor above, because the method of calculation uses a total number households countywide, with some households containing more than the average number of children and others comprised of zero children.

(D) Water and Waste Water Systems

The community's water needs will be served by the City of Gainesville. Please refer to the results of the water and sewer pre-application meeting, which has been submitted concurrently with this Written Evaluation. The community's sewer needs will be served through private septic.

(E) Utilities

With regard to public utilities, water, sanitary sewer, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

(F) Environmental Impact

The project should also have a minimal impact on the environment. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and Hall County.

The Applicant will submit plans detailing the development for approval by the Hall County Department of Planning and Development, the Hall County Department of Engineering, the City of Gainesville Department of Water & Sewer, the Hall County Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

According to the Department of Community Affairs Environmental Planning Map, the Subject Property is located in a lower pollution susceptibility area regarding ground water recharge. Thus, Hall County Code requires the minimum lot size to be increased by 110%. (See Hall County Code of Ordinances § 17.225.080 (F)(3)).

