

Rezoning Narrative for 4033 Hidden Hollow Dr Gainesville, GA 30506

Current zoning for this lot is PRD
Proposed rezoning for this lot is ARIII

This is a unique property, in that it is a larger lot (over 4 acres), but it's only suitable for a small number of total bedrooms. This was determined by having a soil scientist conduct a level 3 soil analysis over the entire lot. After a review of the topography, the natural land features and the results of the soil test, the Hall County Environmental Department made the determination that this particular property will only be permitted to install a large enough septic system to handle 3 total bedrooms.

This development and area consists primarily of multi family homes, but also contains some stick built single family houses, manufactured houses, and various other buildings. Because this large lot can only handle 3 bedrooms it isn't economically feasible to build a multi family house on this land.

My proposal would be to place a brand new double wide 28 ft by 56 ft manufactured house on the lot with the appropriate sized septic system. The exact model and floor plan is the Clayton Epic Explorer. It's a very nice, higher end home (see attached floor plan and a picture of the outside). Features will include:

- Warranties throughout the entire home with all systems being brand new
- Upgraded decorative brick "skirting"
- Highest standard for setup, including double cinder block piers with sheer-wall for added support
- Simplisafe alarm system

The current zoning of the lot will only allow for a stick built home and was zoned as PRD with the idea that the land would eventually hold multi-family homes. I would like to request for the zoning to be changed to ARIII to allow for the manufactured home I'd like to place on it. The main reasons:

- 1) This lot cannot really handle a multi family setup
- 2) There are other mobile homes in the area and on this street
- 3) The land is adjacent to other land zoned ARIII (its touching ARIII land)
- 4) I suspect this land was zoned ARIII before being changed to PRD, with the idea that a multi family dwelling would eventually be built on the house (which has turned out to not be a feasible option)

I don't believe this is too relevant to your decision but I when I signed the contract to purchase the land I was under the belief that the zoning was ARIII as it was advertised that way and showed up as ARIII on qpublic. Turned out that this zoning was not correct based on the GIS map. Figured I'd at least mention this, but will also call out, in full disclosure, that I communicated with the planning department prior to the closing of the lot and learned of the true zoning.

Hoping we can make this work to provide a really nice and affordable housing opportunity for a family and to also provide some additional revenue for the county so that everyone benefits.

I've also included the soil test results along with the findings of the Hall County Environmental Department stating that the land is only suitable for a 3 bedroom house.