

NARRATIVE
4200 Cha Co Rd.
Gainesville, Georgia

Applicant requests that Hall County rezone the following described property to a zoning classification of R-I for a residential subdivision.

ALL THAT TRACT or parcel of land, situate and being in Land Lot 71, 10th Land District, Hall County Georgia and being more particularly described as being a portion of that certain property conveyed by Joe S. Hatfield to Carrie M. Hatfield dated March 9, 2016 as described in Deed Book 7695 Page 474 of the Hall County Deed Records and in plat book 39 page 10 of the Hall County plat records. Said property being further identified as Hall County Tax Parcel 10074 000004 with a street address of 4200 Cha Co Rd., Gainesville Georgia containing 43.51 acres.

Current Zoning: AR III

Proposed Zoning: R-I

Current Use: Vacant

Adjacent Property Zoning: R-1-C, AR III,

Tax Parcel: 10074 000004

Applicant: John Roberts

Property Owner: Estate of Carrie M. Hatfield

Total acres: 43.51

Number of Lots: 32

Minimum Lot area: 1 Acre (43,560 Sq. Ft.)

Proposed: Single Family Homes.

Minimum Dwelling Unit Size: 1,700 Sq. Ft.

Buffers: A 100-foot buffer shall be established along the rear property line of each lot.
The proposed buffer areas are heavily wooded, consisting of a mix of deciduous and evergreen trees.

Setbacks:

Front: Fifty-Five (55) feet from centerline of road or Thirty (30) feet from property line, whichever is greater.

Side: Ten (10) feet

Rear: minimum of one hundred (100) feet

Architectural Standards: See attached photos.

Building materials: All facades shall be finished with a combination of brick, stone, stucco, or fiber cement type siding. The front facades shall incorporate changes in these building materials with different textures and/or color. Vinyl siding shall be prohibited.

Garage: Each home shall have a two-car garage.

Water Availability: City of Gainesville

Wastewater Disposal: Individual septic systems.

Homeowners Association: A mandatory Homeowners' Association (HOA) shall be established for all homeowners.

Mail delivery: The developer shall coordinate the logistics of regular mail delivery with the United States Postal Service.

Potential impacts of agricultural operations:

The following statement shall be made a part of any plat recorded for 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."