

Narrative

Existing Use:

The property is currently an undeveloped site in a residential subdivision.

Proposed Use:

The proposed use of the property is to propose 3 one-story multi-family developments on 8 lots, 3.89 acre, in a single-family residential neighborhood.

Current Zoning: PRD – Planned Residential Development

Proposed Zoning: PRD – Planned Residential Development

Development Standards and Buffers:

Based on the Hall County PRD municode, the following setbacks are given for the subject property: A minimum front yard setback either 65' from the centerline or 40' from the property line whichever is greater, a minimum side yard setback from the property line of 10 feet, a minimum rear yard setback from the property line of 20 feet.

A minimum of two trees per lot shall be provided and/ or preserved in the front, side, and rear yard of the property.

A minimum area lot of 35,000 sf will apply.

Proposed Signage:

There will be no additional signage proposed for the development.

Proposed Lighting:

The development is part of an existing neighborhood, no additional lighting will be proposed.

Traffic and Parking:

Every unit will have a separate driveway to keep the neighborhood uniform.

Water and Wastewater:

Water will be provided by the City of Gainesville.

Wastewater will be handled with onsite septic. A level 4 report was conducted on our site to see if the soils are suitable for an onsite septic system. Lots 4555, 4607, and 4571 have soils suitable to handle the onsite septic system and the septic system will be placed on those lots.