

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Friday, January 19, 2024 8:28 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: 4363 Sardis Rd / Rezone (AR-III to PRD)

Ana,

Please add to public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure (direct office) 770-297-2649 klgreenway@hallcounty.org

-----Original Message-----

From: Stephen Freniere <91b4sf@gmail.com>
Sent: Thursday, January 18, 2024 7:37 PM
To: Planning <planning@hallcounty.org>
Subject: 4363 Sardis Rd / Rezone (AR-III to PRD)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

attention: Board of Commissioners
Public Hearing
Thursday, February 22, 2024

re: Tax Parcel 10075 000004 Grace of Georgia Developments, LLC
Proposed use: 125-lot single family development Commission District 2
GA 30506

To whom it may concern,

As a nearby neighbor who would be clearly affected by this development, I strongly urge the Planning Commission to DENY this request.

The applicants' disregard for the (PRD Requirement 17.180.060) minimum lot area standards (8000 sq. ft.) and maximum density (2 units per acre) indicates to me a disdain for established guidelines that does not bode well for the community.

It already is a pretty neighborhood and it seems like a development could be nice, Why not keep it that way? Squeezing the last nickel out of the land could only serve to put more pressure on the environment and more strain on the infrastructure.

Please do the right thing. Thank you.

Stephen Freniere
4363 Price Rd.
Gainesville, GA
30506
770-561-3936

MAX. DENSITY 1.11 UNITS/ACRE

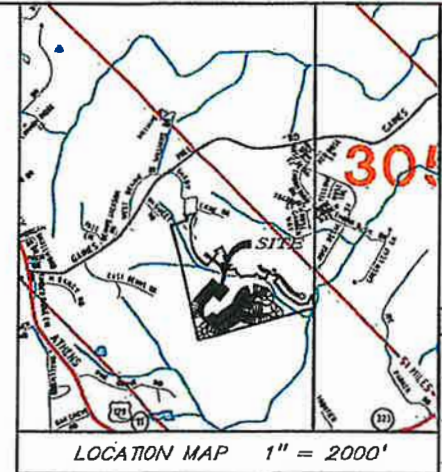
FINAL PLAT FOR:

MIN. LOT SIZE 10,725 SF

HERITAGE POINTE PHASE IV

PARCEL: 15022 000014

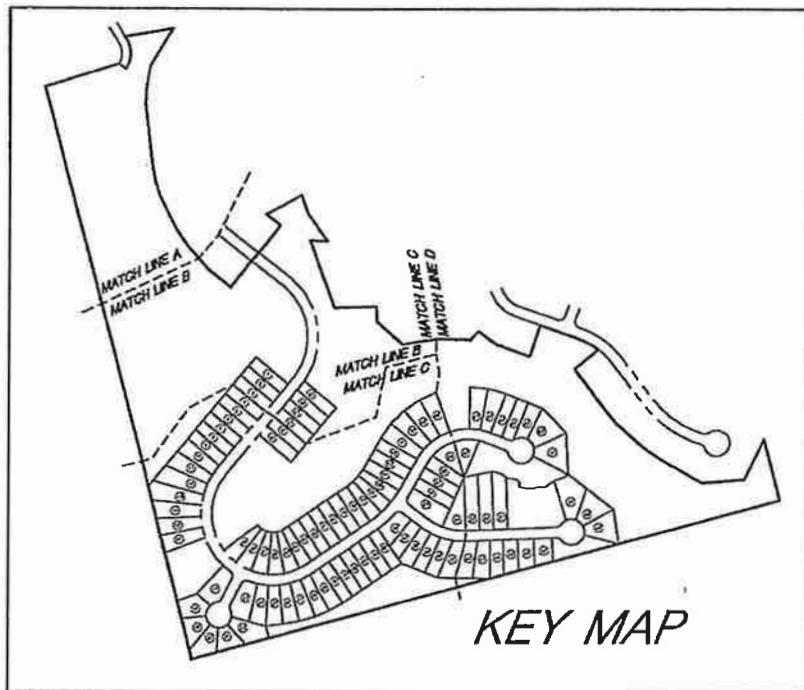
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA



GASKINS + LECRAW logo and contact information.

REVISIONS table with columns for NO., DATE, and DESCRIPTION.

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION



CURVE TABLE with columns for CURVE #, BEARING, DISTANCE, RADIUS, and ARC.

CURVE TABLE with columns for CURVE #, BEARING, DISTANCE, RADIUS, and ARC.

CURVE TABLE with columns for CURVE #, BEARING, DISTANCE, RADIUS, and ARC.

SHEET INDEX table listing sheet numbers and descriptions.

CURVE TABLE with columns for CURVE #, BEARING, DISTANCE, RADIUS, and ARC.

LINE TABLE with columns for LINE #, BEARING, and DISTANCE.

C/L CURVE DATA table with columns for NO. and DATA.

ZONING table with details on area, lots, density, and setbacks.



TABLE OF DEDICATION table listing street names and lengths.

GPS NOTES: 1.) HORIZONTAL DATUM IS NAD 83... 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE S500 GPS RECEIVER WITH A DOUBLE FREQUENCY COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK... LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY... THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE... THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASURER... LINEAR PRECISION OF TRAVERSE IS 1/25,000... ANGULAR ERROR: 02" PER POINT... THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE... LINEAR PRECISION OF THIS PLAT: 1/2,000,000... MATTERS OF TITLE ARE EXCEPTED.

OWNER'S CERTIFICATE: STATE OF GEORGIA COUNTY OF HALL THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER AND SUBDIVIDER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC AND PRIVATE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE GAINESVILLE UNIFIED LAND DEVELOPMENT CODE... OWNER'S NAME: KM HOMES, LLC... CONTACT: DOUG STRALL (678) 758-5533... DATE: 12/21/2022

SURVEYOR'S CERTIFICATE: IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION... THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,508 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE... WATER AND SEWER EASEMENT STATEMENT: THE AREA OF SANITARY SEWER EASEMENTS = 112,437 S.F. THE AREA OF WATER EASEMENTS = 0 S.F. STORMWATER FACILITY STATEMENT: ALL DETENTION FACILITIES WHETHER A POND OR UNDERGROUND AND ALL IDENTIFIED DRAINAGE EASEMENTS OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OWNER'S DEDICATION CERTIFICATE: CITY OF GAINESVILLE HALL COUNTY, GEORGIA THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE CITY OF GAINESVILLE FOREVER, ALL WATER MAINS, EASEMENTS, AND ASSOCIATED APPURTENANCES THEREON SHOWN. DATE: 12/21/2022

SURVEYOR'S CERTIFICATION: AS REQUIRED BY SUBSECTION (2) OF § 86-3-10 SECTION 15647, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS PROVIDED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS... ENGINEER: DES - DAVIS ENGINEERING & SURVEYING 113 PROMINENCE COURT, SUITE 210 DAWSONVILLE, GEORGIA 30534 706-265-1234

CLIENT: KM HOMES, LLC 5760 WINDWARD PARKWAY SUITE 200, ALPHARETTA, GA 30005 PROJECT: HERITAGE POINTE + PHASE IV LILAC CREEK TRAIL EXTENSION PARCEL: 15022 000014, G.M.C.D. 268 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

811 logo, SCALE & NORTH ARROW, SURVEY INFO, and FINAL PLAT 1 OF 26.

Received at the 1/16/2024 Planning Commission meeting



ABBREVIATIONS LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND	
	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	FIRE HYDRANT
	WATER VALVE
	W.M. - WATER METER
	WATER LINE
	SANITARY SEWER MANHOLE
	WATER LINE
	S.E.W.E.R. CLEAN OUT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND	
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	RWM - RIGHT-OF-WAY MONUMENT

NOTE: #4 REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
 © 2022 GASKINS + LECRAW, INC.
 1226 POWDER SPRINGS RD SW
 MARIETTA, GA 30064
 PHONE - 770.424.7168
 FAX - 770.424.7583
 www.gaskins-lecraw.com
 LSFO01371

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CLIENT: KM HOMES, LLC
 5780 WINDWARD PARKWAY
 SUITE 200, ALPHARETTA, GA 30005
 PROJECT: HERITAGE POINTE + PHASE IV
 LILAC CREEK TRAIL EXTENSION
 PARCEL: 15022 000014, G.M.D. 268
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

SCALE & NORTH ARROW:

SURVEY INFO:

DRAWN BY:	BJJ
REVIEWED BY:	JAH
FIELD DATE:	10-25-23
OFFICE DATE:	11-04-23
JOB #:	2301023

FINAL PLAT

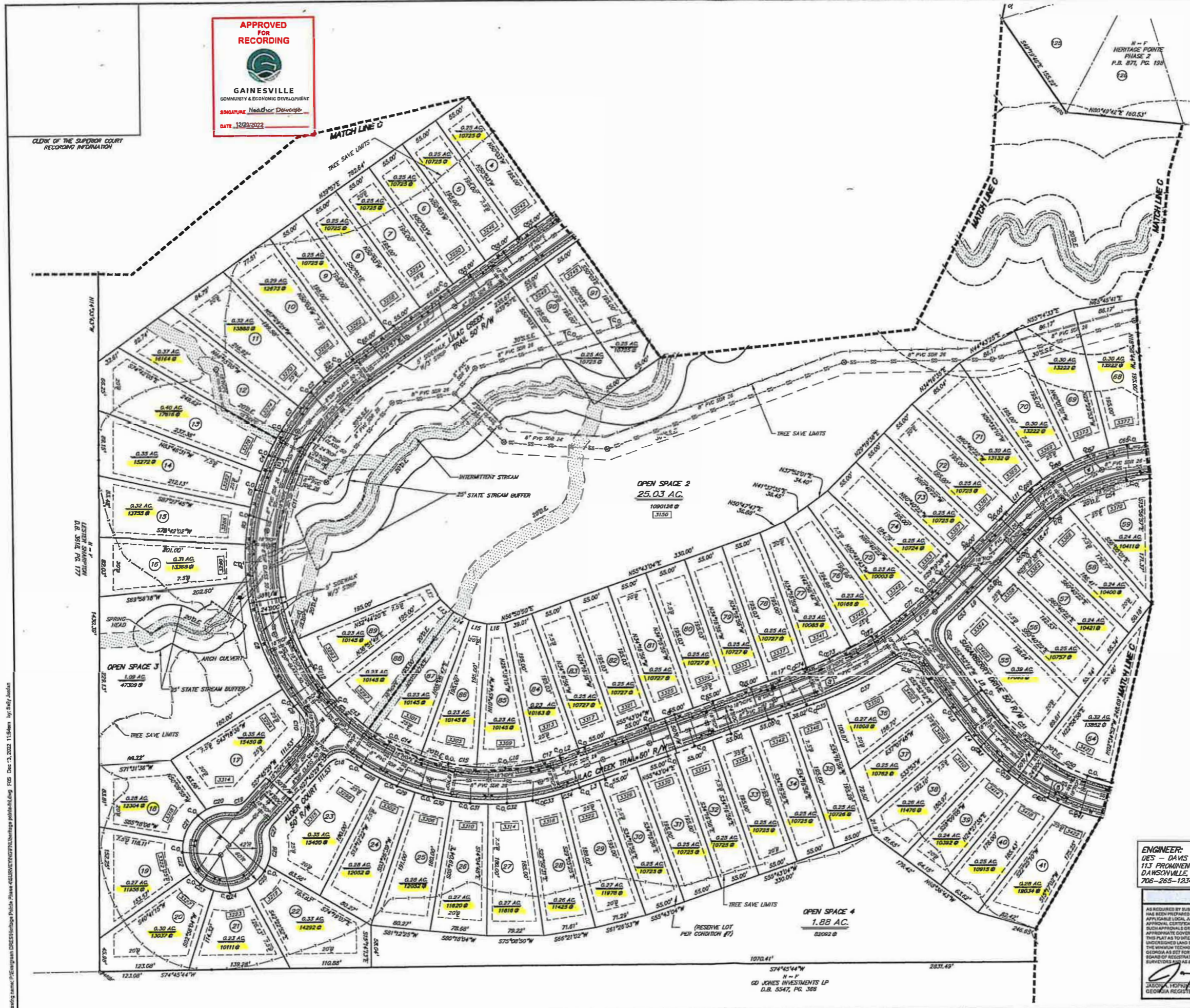
5 OF 26

ENGINEER:
 DES - DAVIS ENGINEERING & SURVEYING
 113 PROMINENCE COURT, SUITE 210
 DAWSONVILLE, GEORGIA 30534
 706-265-1234

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (2) OF O.G.C.A. SECTION 14-6-41, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 14-6-41.

JASON A. HOPKINS
 DATE: 11/04/23
 AS SURVEYOR FOR GASKINS + LECRAW, INC.



Drawing name: P:\2023\Projects\Heritage Poins Phase 4\GASKINS+LECRAW\Public\Phase 4\GASKINS+LECRAW\Public\Heritage Poins Phase 4.dwg 11/04/23 11:54am by: Barry Jordan
 C:\Users\barryj\OneDrive\Documents\Public\Phase 4\GASKINS+LECRAW\Public\Heritage Poins Phase 4.dwg 11/04/23 11:54am by: Barry Jordan

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 1-20.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 21-40.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 41-60.

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LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 161-180.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 181-200.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 201-220.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 221-240.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 241-260.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 261-280.

LOT TABLE with columns: LOT#, AREA (SF), AREA (AC). Rows 281-300.

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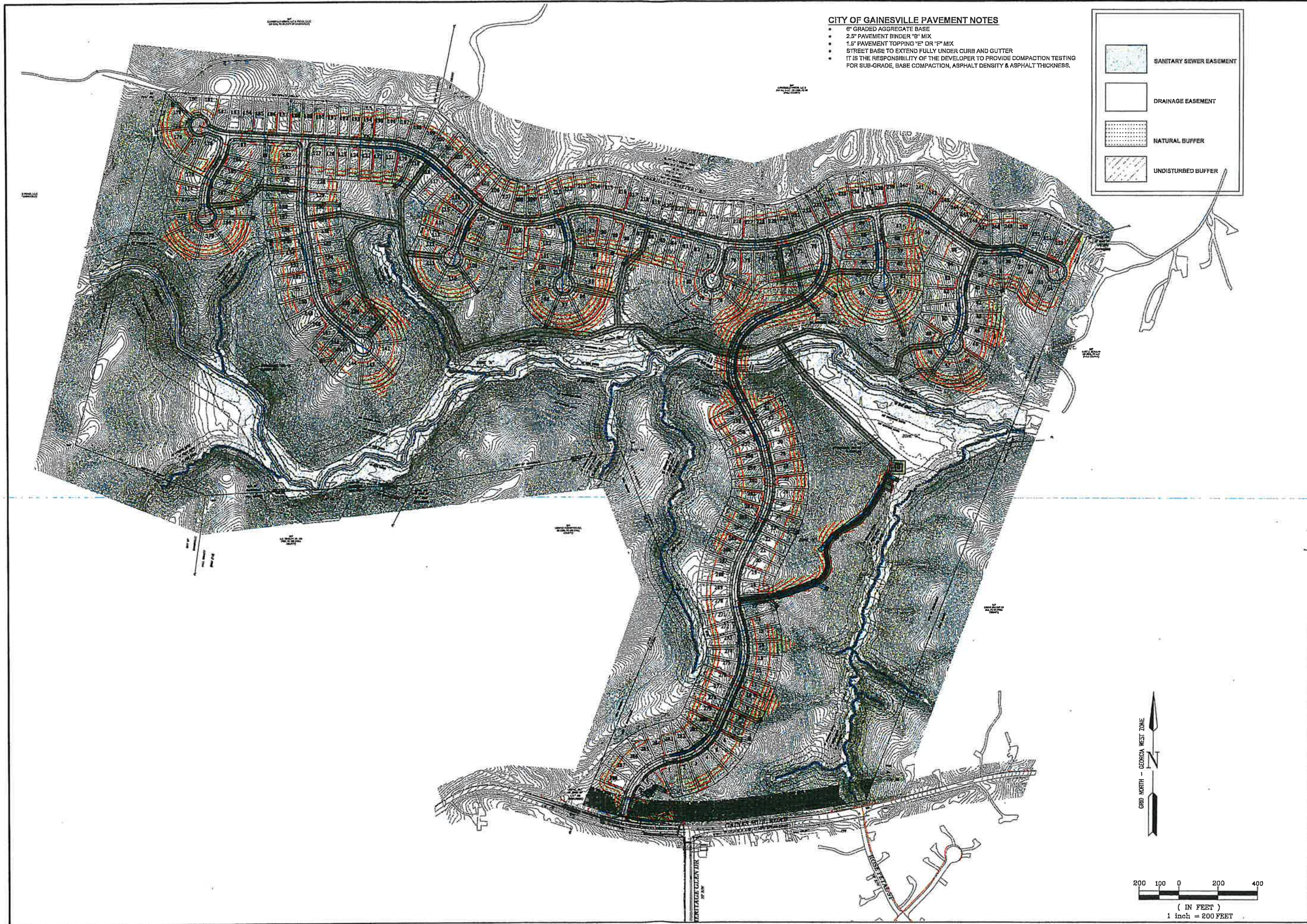
PACIFIC GROUP
CLIENT: RICHARD COOPER / 678-603-8267
24 HOUR EMERGENCY CONTACT: RICHARD COOPER / 678-603-8267
5755 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004



LAND DISTURBANCE PLANS
FOR
THE BLUFFS AT GAINES MILL
LOCATED IN BLVD. 085
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

Metadata table with fields: DATE, JOB NO., DRAWN, CHECKED, SCALE, SHEET.



- CITY OF GAINESVILLE PAVEMENT NOTES**
- 6" GRADED AGGREGATE BASE
 - 2.5" PAVEMENT BINDER "B" MIX
 - 1.5" PAVEMENT TOPPING "E" OR "F" MIX
 - STREET BASE TO EXTEND FULLY UNDER CURB AND GUTTER
 - IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE COMPACTION TESTING FOR SUB-GRADE, BASE COMPACTION, ASPHALT DENSITY & ASPHALT THICKNESS.

	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	NATURAL BUFFER
	UNDISTURBED BUFFER

REVISIONS	DATE	DESCRIPTION
	11/5/2021	FIRST SUBMITTAL
	12/2/2021	SECOND SUBMITTAL
	2/7/2022	THIRD SUBMITTAL

CLIENT
PACIFIC GROUP
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER / 678-603-8267
 5765 DUPREE DRIVE NW, ATLANTA, GA 30327

GREYDEN
 ENGINEERING
 12460 Crabapple Road, Ste. 202-347
 Alpharetta, Georgia 30004
 PH: 770-573-4801 FAX: 678-302-6362



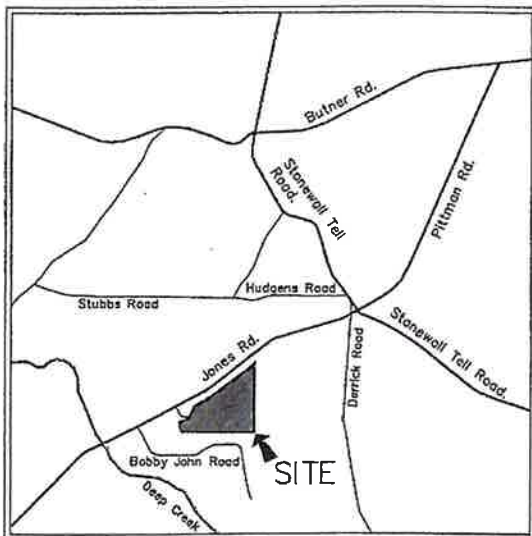
LAND DISTURBANCE PLANS
 FOR
THE BLUFFS AT GAINES MILL
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA
OVERALL GRADING PLAN

DATE	01/20/2022
JOB NO.	21-026
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C300

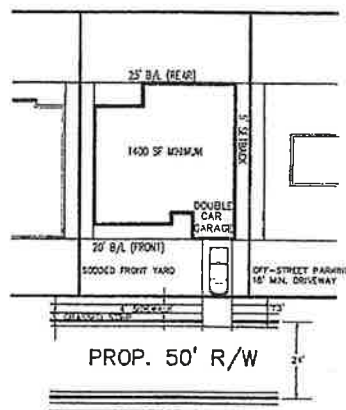
GRID NORTH - GEORGIA WEST ZONE

(IN FEET)
 1 inch = 200 FEET

EXHIBIT "C"



Vicinity Map
Not To Scale



TYPICAL LOT
NOT TO SCALE

REZONING EXHIBIT
for
Shamrock Drive
Land Lot 164 9th CDistrict
Fulton County, Georgia
July 22, 2003

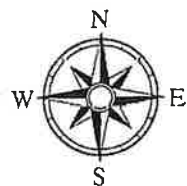
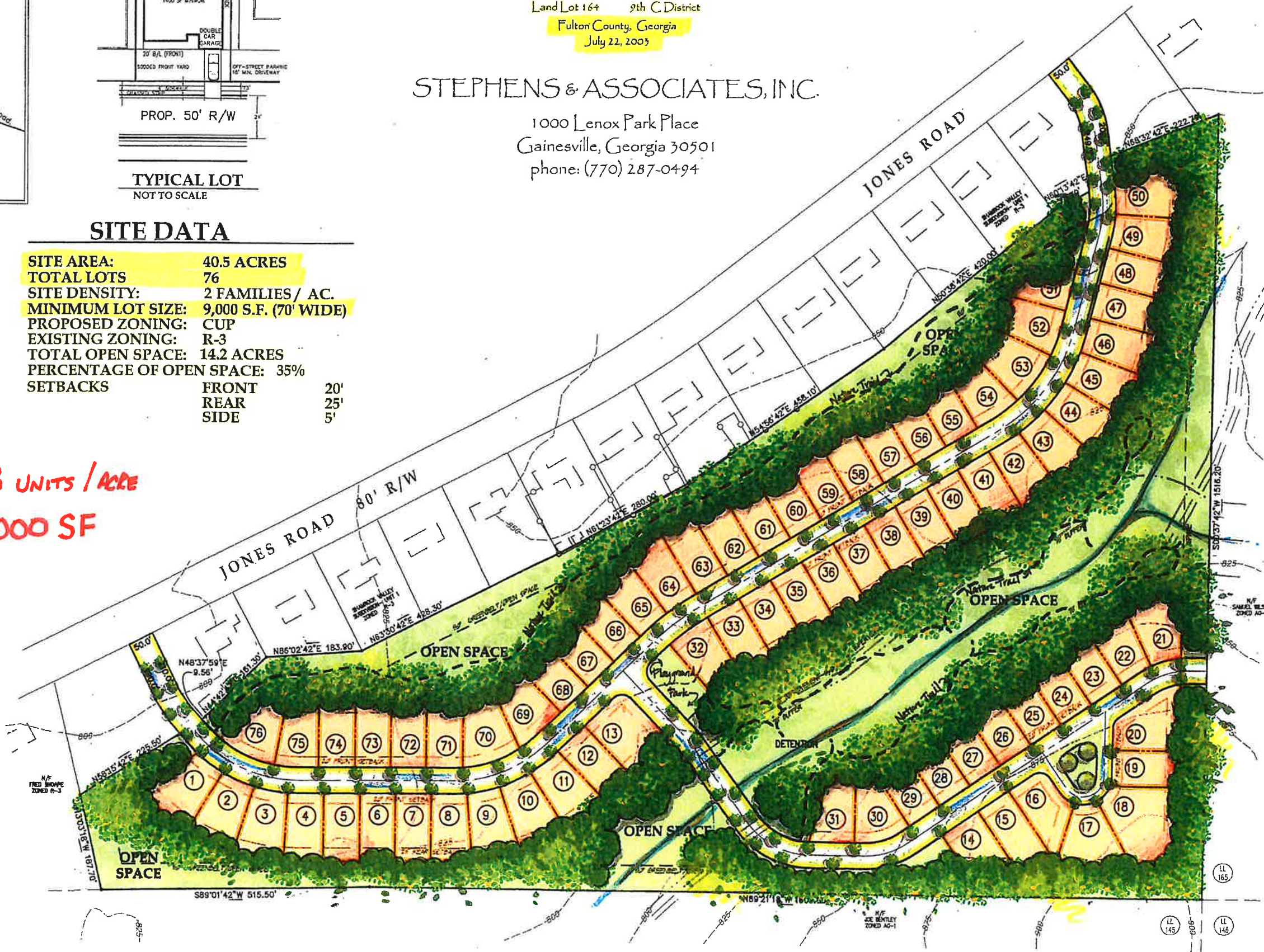
STEPHENS & ASSOCIATES, INC.

1000 Lenox Park Place
Gainesville, Georgia 30501
phone: (770) 287-0494

SITE DATA

SITE AREA:	40.5 ACRES
TOTAL LOTS	76
SITE DENSITY:	2 FAMILIES / AC.
MINIMUM LOT SIZE:	9,000 S.F. (70' WIDE)
PROPOSED ZONING:	CUP
EXISTING ZONING:	R-3
TOTAL OPEN SPACE:	14.2 ACRES
PERCENTAGE OF OPEN SPACE:	35%
SETBACKS	FRONT 20' REAR 25' SIDE 5'

MAX. DENISTY 1.8 UNITS / ACRE
MIN. LOT SIZE 9,000 SF



Scale: 1" = 100'



Landmark Design Associates, LLC
4455 Commerce Drive, Suite 103
Buford, GA 30518
t: (678) 546-1673
f: (678) 546-1676
www.planning.nu



EXHIBIT "D"

SITE DATA

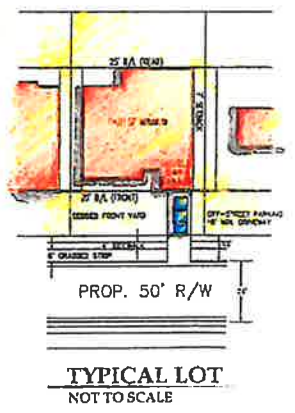
SITE AREA:	120.19 ACRES
TOTAL LOTS:	214
SITE DENSITY:	1.80 FAMILIES / AC
MINIMUM LOT SIZE:	9,000 S.F. (70' WIDE)
PROPOSED ZONING:	CUP
EXISTING ZONING:	AG-1
TOTAL OPEN SPACE:	42 ACRES (35%)
SETBACKS:	FRONT 20'
	REAR 25'
	SIDE 7'

OWNER/DEVELOPER:

STEPHENS & ASSOCIATES, INC.
 1000 LENOX PARK PLACE
 GAINESVILLE, GEORGIA 30501
 24 HOUR PHONE: 770-287-0494
 CONTACT: BARCLAY FOUTS



MAX. DENSITY 1.8 UNITS / AC
 MIN. LOT SIZE 9,000 SF



LANDMARK
 DESIGN ASSOCIATES
 4455 COMMERCE DRIVE
 SUITE 103
 BUFORD, GA 30518
 t. 678-546-1675
 f. 678-546-1676
 www.planning.nu

COCHRAN ROAD PROJECT

LAND LOTS 51, 52, 54 - 9th C DISTRICT
 LAND LOTS 151, 152 - 14th FF DISTRICT