



January 2, 2024

RE: Rezoning Application for Parcels 00122 002013, 00122 002014, 00122 002015 & 00122 002016

To Whom It May Concern:

Currently, the property in question contains four parcels, two of which contain existing structures, and the other two of which are vacant and partially padded out. All four parcels are zoned Highway Business (H-B) with a mixture of Highway Business (H-B) and Residential (R-II) uses surrounding the same. Parcels in the vicinity that are zoned residential are generally 0.25 acre lots with less than 2,000 square foot homes.

Applicant's proposed use is a planned residential development with thirteen townhomes, parking, open space, and a stormwater management area. Each townhome will contain a garage with a nine foot door and two driveway spaces for parking. Seven additional spaces will also be provided for any overflow creating 46 parking spaces total with all parking being internal to the site. The proposed zoning is more accordant with the county's comprehensive plan in a shift towards residential use for this area. Moreover, the thirteen-townhome residential development will provide a higher density than would single family residences in an area in need of more housing. To provide spacing between adjoining properties, a 20' buffer and building setback line is proposed. The townhomes will also act as a buffer between vehicle traffic and adjoining residences. A 40' front setback will be provided, which is in line with current Hall County requirements. All townhomes will connect to both public water and sewer. Stormwater detention will be provided in the front of the property due to topography constraints. Open space will exceed the required 30% to account for 40% of the overall site. Some of the units will be sold, and a portion of them will be retained by the owner to rent out with the number of each to be determined at a later date.

Variations to current required standards will include a reduction of the 50' buffer to a 20' buffer, a variance to the buffer in one section where topography is a concern, and front facing garages on six of the units. The buffer reduction is needed to create the necessary area required for this development to be feasible. This will also require a variance to that buffer to allow for driveway access to Unit 7 and Unit 8. The retaining wall used in this area will provide an elevation change significant enough to provide privacy for the adjoining property being that it will sit roughly ten feet above the parking below acting as both a visual and auditory buffer. The garage doors will meet the

maximum width requirement, but are unable to be set back 5' from the front of the structure.

In summary, the Applicant believes this proposed development is suitable in view of the use and development of the nearby properties, that it will not adversely affect the existing use or usability of nearby properties, and that it will add value to the underlying and surrounding properties.

Sincerely,

Nick Pesola, EIT