

Jeffrey D. Archer
PO Box 907083
Gainesville, GA 30501

January 30, 2024

Hall County Planning Commission
Hall County Government Center
2875 Browns Bridge Rd
Gainesville, GA 30504

**Re: Rezoning Request / February 5, 2024 Planning Meeting
17, 20, 21 & 24 Spring Street**

Dear Planning Commission:

I am writing to you regarding the captioned proposal to Hall County for a rezoning request in New Holland on Spring Street. We oppose this rezoning in this historic neighborhood on both subjective grounds, as well as objective grounds based on Hall County's zoning guidelines. A number of our neighbors also oppose this rezoning which would allow the developer to construct tiny homes in this historic neighborhood resulting in significantly increased housing density.

My family and I are long-term owners of property on Spring Street in New Holland. Our family has owned property in New Holland since the 1950's. Our interest is in maintaining the historical character and integrity of the New Holland neighborhood. The community is improving and houses are being upgraded and renovated by many owners. We don't want to see the neighborhood potentially move in a negative direction from rezoning that would allow for significantly more dense housing (i.e. 8 residential structures on 1.08 acres per the developer's plan).

Considerations why we oppose this rezoning request:

- Housing Density
- Hall County Comprehensive Plan
- Traffic / Street Considerations – traffic study request
- Water run-off management
- PRD Zoning – developer's proposal does not meet requirements of PRD Code in Hall County (17.180.060)

Housing Density:

The proposed rezoning to PRD would allow for substantially more dense housing concentration than what is currently in this neighborhood (current zoning is R-II). This rezoning is proposed on 1.08 acres in the middle of the neighborhood and this neighborhood has been zoned R-II for many decades. Why would a developer be allowed to increase density on 9.62 units per acre, when this is entirely different than the density that has existed in this historic neighborhood for over 100 years? This seems like "spot-zoning" and is inconsistent with this neighborhood.

Hall County Comprehensive Plan:

As confirmed by the Hall County Planning Department, this proposed rezoning and development is not consistent with the Hall County Comprehensive Plan future land use designation for this area. Specifically, the Hall County Comprehensive Plan for this area calls for "low density single family residences" for future development. Importantly, the Hall County Comprehensive Plan also clearly references the "*intent of the (subject) land use category is to preserve established neighborhoods and create new permanent and vacation residential development.*" The proposed rezoning to PRD is substantially inconsistent with this objective of the Hall County Comprehensive Plan.

Street / Traffic Considerations at site:

The area of Spring Street at the location of this proposed rezoning is very narrow and does not meet current Hall County guidelines for street width for residential streets (per Hall County Engineering diagrams). At the site, Spring St is 19.5 ft wide (gutter to gutter) per a plat prepared for one of the subject lots in 2018 by Patton Surveying. Current Hall County guidelines for residential streets (per Hall County Engineering diagrams) are 23 ft wide (gutter to gutter). Currently, it is difficult for two full sized vehicles (SUV or pickup) to pass on Spring Street at this site without almost having to go over the curb (too narrow).

In addition to the narrow nature of Spring Street, the Planning Commission should also consider the likely impact of street construction at the end of Spring Street (400 ft from site) where Spring Street meets Victory Street. An entrance to the new Publix Shopping center is being created at the end of Spring Street (at intersection with Victory Street). This entrance into the Publix Shopping Center will undoubtedly increase traffic counts on Spring Street (from neighborhood traffic to Publix and 'cut-through' traffic that will pass through New Holland to Cleveland Hwy and Enota Drive). We would ask that an appropriate Traffic Study be undertaken by Hall County Engineering so as to ascertain the traffic impact on this very narrow part of Spring Street.

Water Run-off Management:

Water run-off management should be carefully reviewed as part of the request for rezoning the subject property. Significant run-off from heavy rains already results in pooling of water below the subject lots, and should be evaluated. There is a water drainage structure on the subject property (24 Spring St) that appears to be neglected and possibly not functioning already. Water run-off could be a significant problem for adjacent owners if this situation is not corrected (regardless of rezoning decision).

PRD Zoning Request (from current R-II zoning):

The plan submitted by the developer is noted as "substantially deviating" from the PRD code (17.180.060) per review by the Hall County Planning Department Staff. Specific observations include the following as how the developer's plan deviates from the PRD code in Hall County:

- Hall County Comprehensive Plan: As outlined above the proposed rezoning deviates substantially to the land use indicated by the Hall County Comprehensive Plan (which clearly references the intent to preserve established neighborhoods).
- Pattern and Development of Surrounding Area: Per PRD 17.180.080, a rezoning to PRD *should "conform to the existing character and development of*

Jeffrey D. Archer
PO Box 907083
Gainesville, GA 30501

the surrounding area.” This is not the case with this proposal – New Holland is a historic neighborhood of 1800 square ft residences, not densely placed tiny homes of 512 square feet. This proposal, if approved, would change the character of this historic neighborhood in a negative way.

- Special Requirements of PRD zoning (17.180.030): The PRD zoning code includes reference in 17.180.030 that *“the planned development district classification must contain an area of five acres or more unless specifically approved by the county commission due to special and unusual circumstances.”* There are no “special or unusual” circumstances with this rezoning request and the subject property does not meet the 5 acre minimum threshold.
- Additional requirements of PRD Code (17.180.060) that are not met by Rezoning request:
 - *Density:* PRD Code requires density of 2 units per acre maximum. Rezoning proposal contains density of 9.62 units per acre
 - *Minimum Open Space:* PRD Code requires minimum open space of 30%. Rezoning proposal contains 15% open space.
 - *Exterior Buffer (perimeter):* PRD Code requires 50 ft buffer on all sides of development. Rezoning proposal includes a 15 ft buffer on rear property line only.
 - *Front Setback:* PRD Code requires 25 feet front setback. Rezoning proposal includes front setback of 15 feet.
 - *Rear Setback:* PRD Code requires 20 feet rear setback. Rezoning proposal includes front setback of 15 feet.
 - *Parking:* PRD Codes requires 2 parking spaces per unit. Rezoning request includes only 1.8 spaces per unit. The proposal also does not include the required three temporary parking spaces for a Cluster Mailbox Unit. Importantly 5 of the proposed parking spaces are designed to back-up into Spring Street which has been also noted by Hall County as being unacceptable.
 - *Sidewalk:* PRD Code requires sidewalk with minimum 5 ft width. No sidewalk is provided with the plan from developer.

This proposed rezoning does not adhere to the Hall County Code for PRD Zoning, and this rezoning would substantially change the character of this historic neighborhood.

This rezoning request for PRD should be denied in favor of maintaining the existing zoning of R-II which is consistent with the surrounding neighborhood which has been consistently zoned as R-II for many decades.

Thank you for your consideration, and importantly your recognition of the importance of maintaining the character and integrity of this historic neighborhood which has long been part of the fabric of our community in Hall County.

Sincerely,



Jeffrey D. Archer

Print

Planning Commission Comments - February 19, 2024 - Submission #90409

Date Submitted: 2/18/2024

Comments completed in the form below will be submitted into the record for the February 19, 2024 meeting of the Hall County Planning Commission.

First Name*

Sharon

Last Name*

Vandiver

Address1*

39 Spring St

Address2

City*

Gainesville

State*

GA

Zip*

30501

Zoning Item for Comment*

17, 20, 21 & 24 Spring Street

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

R-11 to PRD I am a resident/owner of property on Spring Street. I strongly object to this spot zoning. This plan is not consistent with the comprehensive plan for this area. Additional housing & parking would have a negative impact on this 125 year old neighborhood. I urge & ask you to vote NO on this spot zoning.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

sharonvandiver@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.