

PRD Rezoning Amendment Narrative
17 Spring St /00063 008024
20 Spring St/00063 008023
24 Spring St/00063 008022

APPLICATION NARRATIVE
REZONING AMENDMENT:

RESIDENTIAL-II
TO
PLANNED RESIDENTIAL DEVELOPMENT

ADDRESS: 17 Spring St | 20 Spring St | 24 Spring

TAX PARCEL: 00063 006002 | 00063 008023 | 00063 008022

ACREAGE: 1.04 +/-

APPLICANT: Alex Petry; Ncredible Properties

PROPERTY OWNER: Norton Patch New Holland

COMMISSION DISTRICT: 4

Project's Description

This rezoning application requests to amend the current zoning of the above referenced 1.04 +/- acre parcel(s) (the "Property") from Residential II (R-II) to Planned Residential Development (PRD). This Application, along with the development and use standards as described in the Narrative for the PRD contained herein, proposes that the highest and best use for the Property is suited for Planned Residential Development.

Property Description

The 1.04 acre site includes two (2) existing Duplex homes and an accessory parking structure that currently functions as a carport.

The property is in a neighborhood that contains numerous residentially zoned sites located within the immediate vicinity of the Property. The Property is located within the City of Gainesville's Water Service Delivery Area and currently has existing water, sewer, & power service. Other parcels in the immediate area have PRD zonings.

Comprehensive Plan

This Rezoning Amendment is consistent with Comprehensive Plan, as the Property is designated “Residential” (as shown on the attached Future Development Map), which encourages the preservation of established neighborhoods and new development consistent with surrounding densities and dictates that future development will continue to be detached single-family homes.

Project’s PRD Permitted Uses

The proposed uses of the Rezoning Amendment are based upon the Permitted Uses of the Residential Zoning District (R-II) classification, other than the exclusions noted below. In addition, the following uses are specifically included:

- Existing Site-built two-family dwelling units
- Class A single-family detached dwelling units

Property Improvements

The proposed development will include required management of stormwater runoff and water quality as required by Hall County based on the Georgia Water Resources Stormwater Management Plan. Newly constructed units will be served sewer via grinder pumps and sewer taps. Also included in the proposed development scope are parking improvements and additions to accommodate residents of the property. Electric service will be provided to the constructed units underground.

Project’s PRD Specific Use Exclusions

- Short-Term Rental – lease terms less than 30 Days

Project’s PRD Building and Site Development Standards

- Minimum Lot Area: Minimum lot area will remain at least 1.04 acres and will not be subdivided at a future date.
- Maximum Impervious Area: 4,984 SF
- Minimum Building SF: 512
- Front Building Setback: 15’
- Side Building Setbacks: 15’
- Rear Building Setbacks: 15’
- Parking Ratio: 1.8 spaces per dwelling unit
- Vegetative buffer along rear property line

- Building Materials
 - HardiPlank Siding, Architectural Shingle Roof, LVT flooring throughout.

Project's PRD Conceptual Site Plan

The attached site plan is a conceptual design, i.e., the number of buildings, building dimensions, building & street layout. The Permitted Uses, Use Exclusions and Development Standards will not change from those noted herein. However, adjustments to accommodate for required stormwater detention, parking considerations, & other factors associated with infill development of this nature may be necessary to receive permitting approval for this project.

Attachments

- EXHIBIT "A": Site Location Map
- EXHIBIT "B": Vicinity Zoning
- EXHIBIT "C": Conceptual Site Plan
- EXHIBIT "D": Hall County Commission District Map
- EXHIBIT "E": Water Service Delivery Area Map
- EXHIBIT "F": Conceptual Building View

Standard	PRD Requirement (17.180.060)	Proposed
Site Area	5 acre minimum	1.04
Number of Units	–	8
Density	2 units per acre	7.69
Min. Lot Area	8,000 sq. ft.	
Max. Building Height	–	32
Min. Open Space	30%	15%
Exterior Buffer	50 feet	15 Feet
Front Setback (Internal)	25 feet	15
Side Setback (Internal)	5 feet	15
Rear Setback (Internal)	20 feet	15
Parking	2 spaces for each dwelling unit (17.250.020)	1.8
Min. Heated Floor Space	–	512
Garage – % of front façade	50% of the width of the townhome unit	N/A
Minimum Sidewalk Width	5 feet	N/A
Standard	PRD Requirement (17.180.060)	
Site Area	5 acre minimum	1.04