

Conditional Use Permit Narrative for Morris Tract

LOCATION – 6257 Grant Ford Road, Gainesville, GA 30506

Parcels – 10002 000005 & 10002 000010

ACREAGE – 23.84 acres +/-

APPLICANT – Rochester & Associates, LLC

Summary

The accompanying application seeks approval for a “Use Subject to County Commission” approval for a Subdivision consisting of 23.84 +/- acres of partially improved property located on Grant Ford Road in north Hall approximately 2.3 miles north of Cool Springs Road. The intent is to develop up to 9 lots off a new public street of approximately 1,400 LF. Several of the lots will have lake frontage or lake views.

Site Description

The parcel has approximately 250 LF of frontage along Grant Ford Road, rectangular in shape and approximately 1,900 LF deep and with over 3,000 LF Corps boundary. The site is partially developed with a shop and two boat docks and an overhead electrical line. Domestic water provided by the City of Gainesville and is located in Grant Ford Road. On-Site sewerage management is proposed. All other dry utilities are located within a reasonable distance for service extensions.

Conditional Use Permit Justification

The property is zoned as R-1 and this request is for a Use Subject to County Commission approval for a subdivision as provided by Section 17.60.040, I.

Adjacencies

All of the surrounding parcels are currently zoned R-1.

Access

Access to the property is proposed directly from Grant Ford Road near the cul-de-sac where it ends. Grant Ford Road is paved County road with approximately 22' of width contained within an 80' R/W.

Comprehensive Plan Consistency

The project is consistent with the “Lake Area Residential” designation of the 2017 Comprehensive Plan and Future Land Use Map. Primary Future Land Uses include “low density residential” with densities not exceeding 1.0 unit per acre. This proposed use will not exceed the recommended density.

Architectural Materials & Site Improvements

At a minimum, the homes would follow a design theme that would include:

- Two-car garages (width not to exceed 55% of front building width)
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles
- Sodded yards (4 sides)
- One street tree per home (minimum 2 ½" caliper)

Entrance Monumentation

The entrance may be gated and if so, the private streets will be maintained by the Homeowner's Association (HOA). All necessary requirements to allow access for public safety and other services will be provided. At least one central mail kiosk will be provided subject to USPS review and approval. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Gate House
- Operable or Faux Gates
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping & Irrigation

Homeowner's Association

A Homeowner's Association will be created in order to administer the covenants, conditions and restrictions that will be placed on the property by the Applicant. The HOA will manage the overall management of the property including maintenance, architectural controls and financial management.