

Zoning & Conditional Use Permit Narrative for Lakeside at Holly Hill S/D

LOCATION – 5608 Azelia Drive, Gainesville, GA 30506

PARCEL – 11156 000025

ACREAGE – 40.173 acres +/-

APPLICANT – Rochester & Associates, LLC

Summary

The accompanying applications seek approval for the following:

1. Rezoning a portion of the property from AR-III to V-C.
2. Use Subject to County Commission approval for a Subdivision located within a V-C District.
3. Use Subject to Planning Commission approval for an Amenity located within a V-C District.

The intent is to subdivide 39.83 +/- acres of partially improved property located on Azelia Drive in north Hall into 14 single family detached homesites. The location is approximately 1,200 LF north of Price Road (SR 136) and its intersection with Holly Hill Drive. The intent is to develop up to 14 lots off existing public streets. Many of the lots will have lake views.

Site Description

The parcel has a combination of AR-III and V-C zonings. It has approximately 1,500 LF of frontage along Williamson Drive and 2,800 LF on Azelia Drive. The site is rectangular in shape and approximately 1,400 LF deep and with over 900 LF of Corps boundary. The site is partially developed with an existing home, barn and one boat dock. Domestic water is located approximately 3,000 LF at Price Road and Marks Drive. Private wells and On-Site sewerage management are proposed to serve the site. All other dry utilities are located within a reasonable distance for service extensions.

Conditional Use Permit Justification

Assuming the property is zoned to V-C, this request is for a Use Subject to County Commission approval for a subdivision as provided by Section 17.50.040, L.

Assuming the property is zoned to V-C, this request is for a Use Subject to Planning Commission approval for an amenity as provided by Section 17.50.020, B.

Adjacencies

Nearby parcels are currently zoned V-C, R-1, AR-III and H-B.

Access

Access to the individual lots is proposed directly from Williamson Drive and Azelia Drive. Both are indicated to be County Maintained but unpaved (GAB) with approximately 20' of width contained within a 50' R/W's.

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, minimum 20’ sides and rear)

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.

Amenities

The existing home, parking area, boat dock and barn may be used as amenities for the subdivision or retained as an individual lot. This lot is identified as Lot 14 on the zoning plan.