

Narrative
5181 Dudley Hill Rd – Gainesville, GA 30506
TAX PARCEL No. 11131 000001A

April 19th, 2024

APPLICANT:

Blum & Campbell – Jody Campbell
3000 Langford Rd Building 100
Peachtree Corners, GA 30071

OWNERS:

Kevin & Kecia Garland
1625 Candler Rd
Gainesville, GA 30507

Application and Conceptual Site Plan for the purpose of subdividing an existing 55.07 acres parcel into twenty (20) residential building lots. The subject property is located along Dudley Hill Road in unincorporated Hall County. The proposed building lots will be a minimum of 1.9 – 3.3 Acres in size and will meet the requirements for the AR-III zoning district. Most of the property is pasture and wooded. Applicant is proposing to build twenty (20) Single-Family Residential Homes on the proposed lots and intend on minimizing the land disturbance as much as feasible for construction. Each home will have a minimum 1,800 S.F.+ of heated floor space and will include a minimum 3+ bedrooms, 2+ bathrooms and a two-car garage. The proposed homes will include attractive architectural elements consisting of hardiplank siding, brick and stone and will meet or exceed the same quality and price point of homes in the surrounding area. Each lot will be on an individual onsite septic system and water will be served by the City of Gainesville. Access will be provided by constructing driveways along Dudley Hill Rd and shared driveways in compliance with the Hall County Building Inspections Division Requirements for new homes. Applicant is requesting a variance to connect the shared driveways on lots 3-12.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have concerning the application.