



SMITH GILLIAM WILLIAMS & MILES

Amended Project Narrative for

3454 Gillsville Highway – 30.87 +/- acres Revised 5-15-2024

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098
Gainesville, GA 30503

LOCATION – 3454 Gillsville Highway

Gainesville, GA 30507

ACERAGE – 30.87 +/- acres

APPLICANT- Sabina Chowdhury

Steven P. Gilliam, Attorney

SUMMARY

The accompanying application seeks a rezoning from an existing zoning AR-IV to PRD on Parcel 1501600028C and 15016000158A, for a total of 30.87 acres of undeveloped property located on Gillsville Highway, in east Hall County. The intent is to develop a 20 – lot subdivision. The proposed rezoning will allow a feasible product to be supplied to the area that is consistent with the Hall County Comprehensive Land Use Plan for residential use, and appropriate for Hall County's Planned Residential Development (PRD) district for this location. There will be a mandatory Homeowners Association with a Declaration of Restrictive Covenants.

SITE DESCRIPTION

The overall tract has approximately 80 ft of frontage along Gillsville Highway. Domestic water will be provided by the city of Gainesville. Sanitary sewer will be provided by individual septic systems.

ADJACENCIES

The property abuts AR-IV to the North, East, South, and West.

ACCESS

Access to the property is from Gillsville Highway aka State Route no. 323.

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

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PROJECT DIMENSIONAL STANDARDS

Parcel Size	30.87 acres
Proposed Number of Lots	20
Proposed Density	0.65 lots per acre
Proposed Open Space	11.02 acres
Streets	Public
Water and Sewer Provider	Gainesville City Water and Individual Septic Systems
Minimum Lot Size	26,015 sq ft.
Front Setback	25 ft
Side Setback	5 ft
Rear Setback	20 ft
Storm Water Management Areas	1
Minimum Lot Width	100 ft
Minimum Home Square Footage	2,400 sq ft
CBU	1 with 4 off-street parking spots
Amenities	Pedestrian bridge and walking trail
Sidewalks- Both Sides of the Street	5 ft

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with a combination of masonry, fiber cement siding materials, and shake siding. The front fascia shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential buildings shall be prohibited.

Garages shall meet the architectural standards for planned residential developments set forth in section 17.180.060.B.9 by not exceeding 70% of front building width. Architectural elevations and renderings are attached to this application.

ENTRY MONUMENT SIGNAGE

Applicant is requesting permission for an entry monument sign located on the northwest portion of the open space as shown on the Site Plan. The entrance may also include the following structural items: masonry walls, wood or PVC fencing, and illuminated signage in accordance with the Hall County sign ordinance, ornamental sculpture, landscaping, and irrigation.

CLUSTER MAILBOX UNIT (CBU)

The developer shall be responsible for providing CBUs for regular mail service delivery. A CBU is a structure housing multiple mailbox units to serve each residential unit of the development for

the express purpose of regular mail delivery provided by the USPS. Development, maintenance, location, and parking shall be governed by section 17.180.060.B.11 of the Hall County Code. The CBU will be located on Street A shown on the site plan. There will be four off-street parking spaces located at the CBU.

OPEN SPACE

The 75% open space requirement for the PRD standards is satisfied with 11.01 acres of open space as shown on the Site Plan.

BUFFERS AND SETBACKS

Along the perimeter of the individual lots, a 75 ft Impervious Setback, 50 ft Stream Buffer, and a 25 ft State Buffer can be seen on the Site Plan. All stream setback buffers are located outside individual lots.

VARIANCE REQUESTED

Applicant is requesting a variance to allow the garage face to not be recessed behind the front porch or door of the Farmington style home by 5 to 10 ft. The garage will still be set back a minimum of 25' from the right of way. The 2-car garage Farmington style would not exceed 40%; however, the 3-car garage Farmington would constitute 47% of the width of the home. This is estimated to affect one fourth of the proposed lots.

CONCEPTUAL MASTER PLAN

The development of the property shall be controlled by the Conceptual Master Site Plan (the "Site Plan") attached as Exhibit A. The Plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by applicant, so long as its modifications do not change the land use, increase the overall density of the project, or reduce any established exterior buffers or setbacks.