



Board of Commissioners

Hall County, Georgia

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January 22, 1990

MICHAEL G. BRYANT
COUNTY ADMINISTRATOR

Mr. David Dunlap
P. O. Box 301
Gainesville, GA 30503

Dear Mr. Dunlap:

In Commission Meeting of this date the Board of Commissioners approved Application of DAVID DUNLAP to rezone from R-I to R-MF an 8.668 + acre tract located at the corner of Haynes Drive and Dunlap Drive; Tax Parcels 10-113-4 and 5. Proposed Use: Condominiums.

Approval was given with the condition that no more than forty (40) units be built on the property.

If I can provide additional information, please advise.

Sincerely,

Sylvia Cooper

(Mrs.) Sylvia G. Cooper
Commission Clerk

cc: Mr. David Robinson
Mr. James Cantrell

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To Judy / Jim N	From Michelle		
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**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION**

PC-6

Applicant: David Dunlap
P.O. Box 301
Gainesville, Georgia 30503

Request: Rezone from R-I to R-MF

Proposed Use: Condominiums

Size: 8.668± acres

Location: Corner of Haynes Drive and Dunlap Drive

Commission District: North Hall

Date: January 22, 1990

Recommendation: Approval, with the condition that no more than forty (40) units be built on the property

Background Information

The applicant is requesting to rezone in order to place condominiums on the subject area. The R-MF would allow apartments or condominiums inherently with no further approval or review by the Planning Commission. The applicant has not indicated the number of units proposed but did say that he plans to develop the front portion of the property along Haynes Drive and Dunlap Drive first. The Zoning Regulations would allow a maximum density of 85 units (if multi-story) or 71 units (if single-story or townhouses) on 8.668 acres. The Health Department Regulations could also affect the density. The Health has stated that they would permit fourteen condominiums for this size tract. A greater number of apartments could be placed on the tract, but further information would be required before a specific number of units could be determined. Access to the property could be from either Dunlap Drive or Haynes Drive.

Club Point (condominiums), to the southwest off Haynes Drive, was rezoned to a PRD in 1983. Arbor Walk Subdivision, adjacent to the northwest, was rezoned to PRD in 1986; as was Thornhill Subdivision (cluster housing), adjacent to the south, off Haynes Drive. There have been several request on the Ingles' property, to the northwest on Thompson Bridge Road, beginning in 1987 with the most recent request being January 1989, when the Ingles' plan was approved.

Existing Conditions

The subject area currently contains two rental houses, which will be removed. The surrounding area is developed residentially (mostly single-family) with some commercial development (Ingles) to the northwest of the subject area, along Thompson Bridge Road, beyond Nancy Creek Road. There is a condominium development to the southeast of the subject area, off Haynes Drive (Club Point).

Existing Zoning

The subject area is zoned R-I as is most of the area around it (inside the city limits, the areas are R-I or R-IA). There are several PRD's in the area, including the property adjacent to the west (Arbor Walk), to the south (below Haynes Drive), the condominium to the east (off Haynes Drive) and the

area behind Ingles (off Nancy Creek Road). The area on the northwest corner of the intersection of Nancy Creek Road and Thompson Bridge Road is zoned PCD (Ingles). There is some V-C to the north of the subject area, around Lake Lanier.

Recommendation

The Hall County Planning Commission unanimously voted to recommend approval of this request, with the condition that no more than forty (40) units be built on the property.

Excerpts from the Minutes of January 16, 1990

Mr. Dunlap said that he would be constructing four buildings with four units each for a total of sixteen units. He noted that there were other cluster homes and condominiums nearby. The density of his development would be light since he would only need approximately two of the eight acres for the development. He also noted that he was involved in the development of two other subdivisions nearby and that this development would not detract from the other developments.

Mr. Thompson asked about the future use of the rear portion of the tract.

Mr. Dunlap said that he planned to keep the area natural and use it as a selling point. He also noted that the development would be built in phases.

There was no opposition present.

Mr. Brown asked why he had not asked for a PRD instead.

Mr. Dunlap said that there would be too much "up front" cost and that he wanted more flexibility than a PRD would allow.

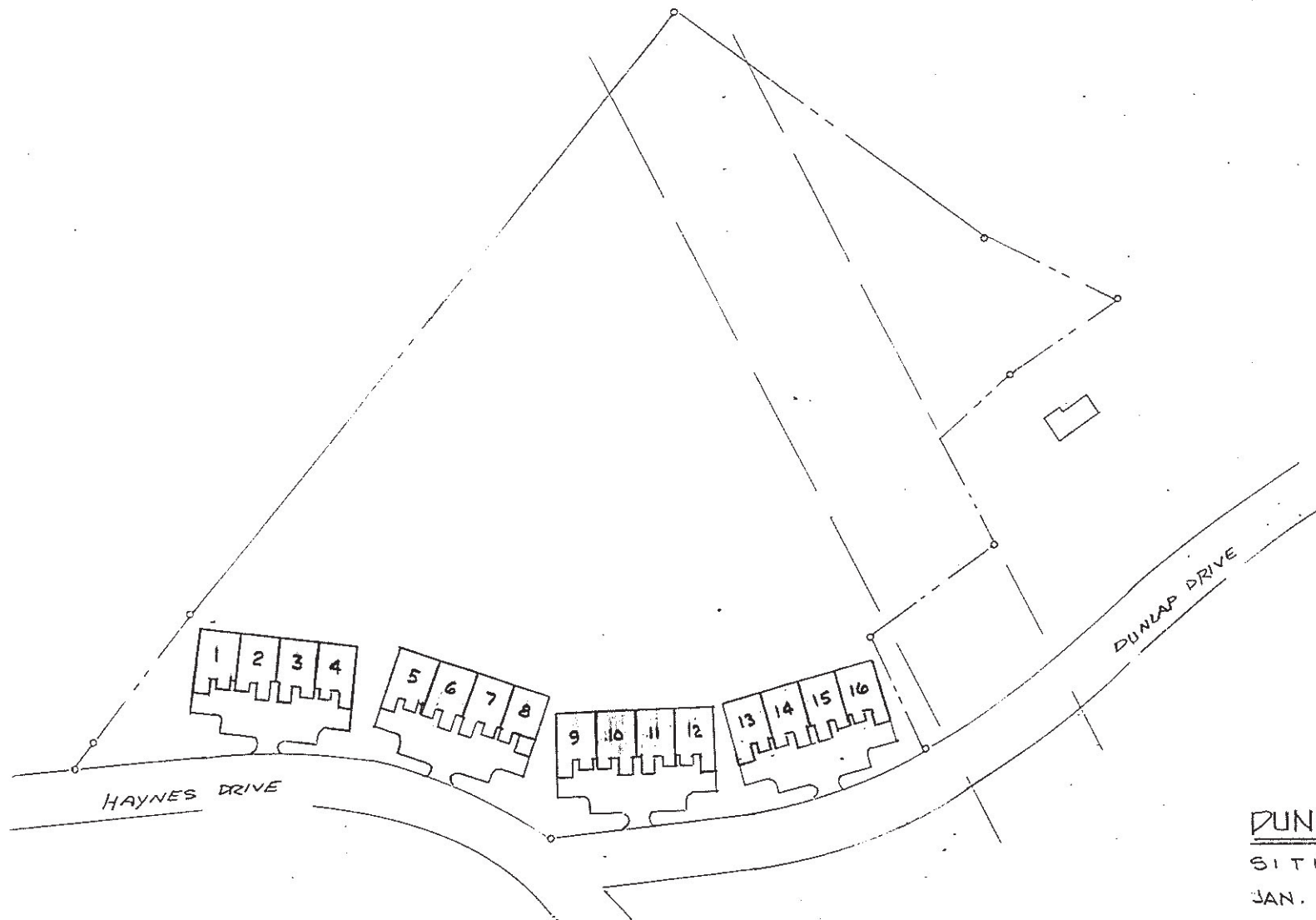
Mr. Thompson said that he and the Board feels that the R-MF zone could be inconsistent with the surrounding development because of the density it could allow, but that a PRD for condominiums would be more compatible. He was concerned that if the property was sold, someone else could develop the property at a much higher density than what was being proposed. He then asked Mr. Dunlap if he would agree to a forty unit limit which could be enforced regardless of who develops the site.

Mr. Dunlap agreed with the limit and added that he had contacted the neighbors and that they were not opposed to the development.

Haskell Stratton said that the Health Regulations would limit the number of condominium units to fourteen on an eight acre site, because of the land area required for each unit. Land area is figured differently for apartments which could potentially be allowed at a higher density.

Mr. Goble said that he had no problem with the development if the number of units were limited to forty.

Mr. Thompson made a motion to recommend approval with the condition that the site be limited to a maximum of forty units, seconded by Mr. Goble and carried; unanimously.



DUNLAP DEVELOPMENT

SITE PLAN 1"=100'

JAN. 15, 1990