

RECEIVED

4/28/2026

Planning & Zoning Department

Narrative
Jim Hood Road Tract
R-1 Conservation Subdivision Zoning

Existing Site Description

The property proposed for rezoning is 38.83 acres located at the intersection of Jim Hood Road and Highlands Road in North Hall County, Georgia. The property is currently zoned AR-1 & V-C. According to Hall County GIS data, surrounding and adjacent properties are zoned AR 1, R-1 & V-C. The properties involved are parcels 12002 000001A and 12001 000006 (part).

Proposed Development

The proposed development is for a 56-lot single-family residential subdivision. The R-1 Conservation Subdivision (CS) will be served by a private sewer system that will treat the wastewater. This zoning will allow the development to be clustered and preserve almost half of the property in a conservation area. The clustering of homes will place the houses on the interior of the property providing a natural buffer to the surrounding area. Steep slopes, streams with the associated buffers and flood zones will be permanently protected in the conservation areas. This design will require less grading on steep slopes to reduce potential erosion and damage to these sensitive areas. The short streets and level grades will provide for a close knit community and reduced traffic speeds. Over half of the lots will have direct access to the preserved open space to reduce the perceived density as the lots will appear larger than they are on paper.

The minimum lot size will be 10,000 sf. The average lot size is 12,057 sf. The density is 1.44 lots per acre. The Total Conservation Area is 19.73 acres. This is 50.8% of the property.

The county's Comprehensive Future Land Use Plan calls for Rural Neighborhood. This only calls for AR-1 and R-1-L zonings. The reason this request is for R-1 is because the development will have a private sewer system. R-1-L does not have a lot size for sewer lots. Under R-1, the CS zoning would allow 76 lots on this property with sewer. This proposal is for only 56, so it is a greatly reduced density from what is allowed. The property is adjacent to an existing R-1 zoned subdivision to the west of the site.

Building Setbacks and Buffers

Front: 30'

Side: 10'

Rear: 20'

Storm Water Detention

Storm water will be detained, treated and infiltrated in proposed ponds and infiltration trenches. The ponds discharge into a stream and culvert that flows into Lake Lanier. The pond will comply with all current storm water regulations for Hall County.

Architectural Style

Houses will be modern craftsman style.
No vinyl siding will be used on the homes. The minimum heated floor space will be 1,200 s.f. with a garage.



An example of a similar style is shown here.

