

Narrative for Special Use Application

Proposed Single-Family Residential Development:

5578 Stone Trace
Gainesville, Georgia 30504

Property Description and Existing Conditions

The subject property consists of approximately 2.37 acres located at the end of an existing cul-de-sac within an established residential neighborhood in Hall County, Georgia. The property is currently zoned R-1 (Single Family Residential). The parcel is presently identified as "Reserved for Community Development"; however, there is no active homeowners association, common area management entity, or organized community maintenance effort associated with the property.

The surrounding neighborhood is fully developed with single-family detached residences that are similarly zoned R-1. The subject property is currently vacant and undeveloped.

Proposed Use

The proposed use seeks an amendment of the Subdivision Map to remove the designation of 'Reserved for Community Development' to allow a single-family residence. The proposed residential use represents a reasonable and compatible use of the property and aligns with the existing development pattern in the area.

No commercial activity or business operations are proposed. The residence will be owner-occupied residential use only.

Zoning and Development Standards

The property will remain zoned R-1 and development will comply with all applicable Hall County zoning and development requirements for the district, including but not limited to:

- Front setback: 30 feet
- Rear setback: 20 feet
- Side setbacks: 10 feet each side

The proposed development consists of a single residential lot with one single-family home. No subdivision or increase in residential density is proposed.

Signs

No commercial or freestanding signage is proposed. Any residential address signage will comply with applicable Hall County residential standards.

Lighting

Exterior lighting associated with the residence will be limited to standard residential lighting fixtures.

Water and Wastewater Disposal

The proposed residence will connect to the existing public water main located on Stone Trace. Wastewater disposal will be provided through an individual septic system in a manner consistent with the surrounding homes within the neighborhood and subject to all applicable environmental health approvals.

Plans for Protecting Abutting Properties (Buffers)

The proposed single-family residential use is compatible with surrounding residential properties and will maintain the existing character of the neighborhood. Existing vegetation and natural areas along property boundaries will be preserved where practical to provide visual buffering and privacy between adjoining lots. Development activities will comply with all applicable Hall County setback and buffering requirements to minimize impacts on neighboring properties.

Conclusion

The proposed development of a single-family residence represents a logical, low-impact, and compatible use of the subject property. The request maintains the existing R-1 zoning classification, preserves the residential character of the neighborhood, and utilizes infrastructure and development patterns already established within the surrounding area. The proposed use will not adversely affect neighboring properties, traffic, stormwater management, or public services and is consistent with the intent of the existing residential zoning district.