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Habitat for Humanity of Hall County – Cagle Road

Parcel Number: 15019 000159

Current Zoning: AR-1

Requested Zoning: PD

Proposed Use: 48 single-family detached homes

Total Site Area: 26.21 acres

Sanitary Sewer: Hall County

Water Service: City of Gainesville

Overlay District: North Oconee Water Supply Watershed Protection District

Project Scope:

Habitat for Humanity of Hall County seeks to rezone a 26.21-acre parcel from Agricultural Residential 1 (AR-1) to Planned Development (PD) for a 48-lot single-family residential development. The homes would be arranged in clusters around shared common areas. Vehicular access and circulation would be provided by three access points from Cagle Road leading to an interconnected drive. Each cluster of homes would include parking for residents and guests. The clustered design would allow for maximum open space to be maintained within the development. Stormwater facilities would be designed to manage runoff. A 25-foot landscape strip is proposed along Cagle Road, and there would be no impact on neighboring properties as the railroad tracks border the property to the south. A 50-foot transitional buffer is proposed along the rear property line to provide noise mitigation from the trains passing by. Along Cagle Road is a building limit of 50 feet, which would apply to the homes. A community mailbox unit would be available for residents to receive mail. The clustering of homes allows for more than 70% of the site to remain open space.

Habitat for Humanity of Hall County recently secured a $1,005,000 federal grant from the Federal Transportation, Housing and Urban Development and Related Agencies (THUD) / Consolidated Appropriations Act. The funds are designated for the development of a new affordable housing community in Hall County, specifically covering site surveying, water infrastructure, and the construction of the first three homes. The nonprofit is also pursuing funds through the Georgia Department of Community Affairs Rural Workforce Housing Initiative. This loan fund addresses ongoing workforce housing needs by building for-sale housing with reduced sale prices.

The development's water needs will be served by either community wells or public water provided by the City of Gainesville Department of Water Resources. Sewer will be provided by Hall County, with an anticipated total usage of 9,600 gallons per day for 48 homes.

Existing Conditions:

The subject property is located between Cagle Road and Norfolk Southern Railroad tracks, across from Surfside Club Estates and behind Gainesville Inland Port and Kubota Manufacturing. The total road frontage of the tract measures approximately 4,755 feet. The parcel measures approximately 400 feet deep, with the topography being especially challenging along the rear of the property, with the change in elevation varying from 50 to 80 feet from the right-of-way to the rear boundary.

Supporting Factors:

The Future Land Use designation of the property is Lakeside Residential, and it is located within the East Hall Character Area. The Lakeside Residential designation is intended to create opportunities for permanent residences along and adjacent to the lake. The proposed density of 1.83 units per acre. The Comprehensive Plan notes that 50% of East Hall's residents support increased senior housing. Habitat for Humanity of Hall County builds community, demonstrated by its extensive history of providing affordable homes to Hall County residents.

The proposed development will be similar to the cottage court use included in Hall County's UDC (section 7.3.2.I). The chart below lists the standards required for Cottage Courts, compared with the proposed development:

Cottage Courts	Proposed Development
At least 4 and no more than 12 detached dwelling units per central common area	Site plan shows groupings of up to 12 homes per cluster.
Each dwelling must have frontage on and direct access to the central common area	Each home has frontage on the central courtyard.
Front porches must be provided for each dwelling	Final architectural plans have not been determined for the homes.
Common areas must be provided for each dwelling	All homes will share a common area.
Minimum of 3,000 square feet for each central common area	Each courtyard measures at least 3,000 square feet.
Common areas should consist of pervious materials except for walkways, trails, benches, etc. as approved by the director	Final design of the courtyards has not yet been determined. It is anticipated that the

	space will include planting beds, gardens, open lawn, and walkways with seating areas.
Common parking areas must be located to the side or rear of the dwellings.	Common parking areas will be located to the side of the dwellings.
Access to parking areas must be provided by a shared driveway or alley at least 20 feet in width.	All shared driveways and parking area access will be at least 20 feet in width.
Individual parking areas must be located to the side or rear of the dwelling, and accessed by a shared driveway or alley at least 20 feet in width.	Individual parking areas are not proposed for the homes.

The cottage court use is allowed only within the Residential Mixed (R-X) zoning district and must be approved as a Conditional Use. This district allows for a maximum total density of six units per acre. This zoning district is intended to accommodate a mix of residential housing types, such as townhomes, two-family dwellings, and cottage courts. The Comprehensive Plan does not support R-X within the East Hall Character Area Future Land Use of Lakeside Residential, due to the higher density development types associated with the zoning district.

The proposed development can also be analyzed alongside the Residential 1 (R-1) zoning district, which is intended to accommodate low-density single-family residential development. This zoning district and Agricultural Residential 1 (AR-1) are the most common in the residential areas surrounding the subject property. The R-1 district establishes a minimum lot size of 21,780 square feet when serviced by public sewer. The development is proposed with a minimum lot size of 1,200 square feet, designed in such a way to minimize the individual residents' responsibilities by establishing land ownership of the home footprint only, reducing exterior and landscaping maintenance as these would become the responsibility of a land trust or community association.

The project best aligns with the proposed zoning of Planned Development, which enables innovative, high-quality, and environmentally sensitive development. The site consists of more than five acres and its unique configuration, location, and topography render development under conventional zoning impractical or incapable. Habitat for Humanity has coordinated utility connections with the City of Gainesville, Hall County, and Kubota in order to provide reliable and efficient service. Most importantly, the project demonstrates Habitat for Humanity's commitment to providing meaningful public benefits by increased housing opportunities for those working in the community.

Development Standards:

Density	Not to exceed 2 units per acre (total site area)
Site Coverage	100% of individual home lot
Lot Area	1,200 square feet minimum
Lot Frontage	30 feet minimum
Setbacks	0 for individual home lot
Building Limit	50 feet from Cagle Road right-of-way
Landscape Frontage Strip	25 feet from Cagle Road right-of-way
Transitional Buffer	50 feet along side and rear boundaries, not required along Cagle Road
Building Height	35 feet maximum
Parking	2 spaces per home, plus 1 guest space for every 4 homes
Sidewalks	Sidewalks will be provided to connect homes to parking areas. Sidewalks may also be incorporated into the development to connect home clusters to other clusters and the mail kiosk.
Signage	Monument signs may be installed at each access to Cagle Road. Other directional or wayfinding signage may be incorporated throughout the development as needed.
Lighting	All other lighting fixtures shall be fully shielded or semi cut-off, downward directed, and designed to prevent light spill onto adjacent properties or public rights-of-way
Cluster Mailbox Unit (CBU)	CBU shall be located on a separate lot or within open space and shall include at least 3 short-term parking spaces
Shared Access Driveways	20 feet wide minimum

The developer shall comply with Hall County's land development ordinance, as modified by all approved conditions of zoning. The development of the Community shall be controlled by this document and accompanying documents including the concept plan and other exhibits submitted as part of the application package. The concept plan is considered conceptual in nature, and certain modifications to the plans are anticipated from time to time. Beyond such specific language, modifications of the location and arrangement of lots, roads, amenities and other improvements that do not materially conflict with specific standards and requirements of these conditions may be made by the developer, so long as such modification does not materially alter the location or nature of improvements approved by the Board of Commissioners, or impact previously recorded residential sections, or change the land use or increase density.