September 14, 2026

Letter of Intent – 6651 Spout Springs Road

DCCM respectfully submits the following request to rezone a 33.27-acre tract from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) for a 119-lot residential subdivision. The property is located at 6651 Spout Springs Road, at its intersection with Union Circle. It is developed with a single-family residence, constructed in 1998. A stream runs along the northern boundary of the property.

To the north of the subject property is Cherokee Bluff High School and Middle School, zoned Planned Residential Development (PRD). Across Spout Springs, to the west, is Spout Springs Elementary School (zoned AR-1) and Quail's Landing Subdivision (zoned Residential 1 R-1). To the south are Mulberry Place Subdivision and Mulberry Ridge Subdivision (zoned R-1) with established single-family residences.

Hall County's Comprehensive Plan identifies the subject property as being within the South Hall Character Area and designated as a Future Land Use of Suburban Neighborhood, Medium-Density. The future land use consists of medium-density, single-family housing, both attached and detached. These developments should be located where public water and sewer infrastructure exists. The R-X zoning district is supported by this future land use, and the subject property also falls within the Urbanized Zone, according to the U.S. Census Bureau.

The subject property includes frontage on both Spout Springs Road and Union Circle. A traffic impact study was conducted and identified the intersection as operating at Level of Service (LOS) F under existing conditions. A signal warrant analysis was also conducted for this intersection. Under the Background condition in 2028 without the proposed development, the intersection of Spout Springs Road and Union Circle meets Warrant 2 - Four Hour Volumes, indicating that a traffic signal is warranted. Installing a signal at this location represents a system-level operational and safety improvement rather than a project-specific mitigation, as it addresses the heavy westbound delays on Union Circle and high number of angle crashes that exist independently of the proposed project.

Public water is available in the area, provided by the City of Gainesville Water Resources Department. A letter from the agency confirms availability for the proposed development. Public sewer is also available, with service provided by Hall County. A letter confirming availability was also obtained, and the school board is open to consideration of an easement for access from the proposed development to the existing pump station located on the adjacent property.

The proposed development, as illustrated in the conceptual site plan, would be accessed from Union Circle. The 65 townhomes are located closest to Spout Springs Road with open space separating the buildings. The townhomes are designed with a minimum width of 24 feet, and each would be sited on a 2,000 square foot minimum lot. The 54 single-family detached lots would meet the minimum lot width of 50 feet and minimum lot area of 8,000 square feet. A shared amenity area would provide recreational and common space for the residents, as well as the cluster mailbox unit. Five-foot-wide sidewalks will be installed along the new streets within the development.

Development Standards:

	Required	**Proposed**
Townhomes		
Minimum Lot Width	16 ft.	24 ft.
Minimum Lot Size	2,000 sq. ft.	2,000 sq. ft.
Minimum Setbacks	Front: 15 ft. Side: 10 ft. (building separation) Rear: 20 ft.	Front: 20 ft. Side:10 ft. building separation Rear: 20 ft.
Maximum Building Height	35 ft.	35 ft.
Parking	2 spaces per unit Plus 1 guest space for every 4 units	2-car garage with driveway parking for 2 vehicles per unit
Single-Family Detached		
Minimum Lot Width	50 ft.	50 ft.
Minimum Lot Size	8,000 sq. ft.	8,000 sq. ft.
Minimum Setbacks	Front: 25 ft. Side: 5 ft. Rear: 20 ft.	Front: 25 ft. Side: 5 ft. Rear: 20 ft.
Maximum Building Height	35 ft.	35 ft.
Parking	2 spaces per dwelling unit	2-car garage with driveway parking for 2 vehicles per home
Sidewalks	5 ft. wide	5 ft. wide
Open Space	30%	40%

All stormwater management facilities would be designed and constructed to meet local and state regulations. All stream buffers would be protected from development, and a 50-foot landscape buffer will be maintained along all external boundaries. Two trees per unit will be included within the overall site, either within individual lots or common areas. A minimum 20-foot landscape frontage strip will be designated along the street frontage of both Spout Springs Road and Union Circle, and a monument sign is planned for the entrance to the development. The conceptual site plan includes approximately 13.3 acres of open space, which is 40% of the total site area.

This narrative and the conceptual site plan represent the developer's current intent and is representative of how the site could be developed consistent with the uses and design guidelines being requested for approval. Further development of land within the district and construction of infrastructure and buildings may occur through growth of the business. Site details have been discussed with local agencies but have not gone through design review and permitting. Final development, locations of uses, and phasing may vary as the market demands. All such variations shall be limited by the approved uses, design guidelines, conditions of zoning, and all local, state, and federal regulations. Requests for the departure from the uses, design guidelines, and conditions of zoning shall be treated as amendments to the PCD district and shall require further public input and review by the Hall County Planning Commission and Board of Commissioners.