

# Conditional Use Report

## 2833 Pierce Road

### Gainesville, GA 30507

Hall County Planning and Zoning

June 7, 2021

This report is to request approval to clear and demo 4 mobile homes, subdivide and add two more addresses to build 8 houses on an 8 acre property with 770 feet of road frontage, zoned AR-IV and located at: 2833, 2839, 2843, 2847, 2863 and 2867 Pierce Road in Gainesville.

The 5 lots directly across the street 2844, 2850, 2854, 2884 and 2866A/2866B appear to be zoned AR-IV and are almost 1 acre each. Our objective is to subdivide the AR-IV parcel in to 8 separate lots so we can clear, improve, build, market and sell eight 3-4 bedroom homes on the lots. The lots are served by City of Gainesville Water Department and are on septic tanks and the soil report looks to be very favorable and supports this project.

The property and surrounding properties are zoned AR-IV with a 1 acre minimum lots size with a 65' from center of road or 50' from property line front setback, 15' side and 25' rear setbacks. Our intention is to stick build 8 total electric site built residential homes on slabs with 2 car garages and either vinyl or cement siding, composition roofing and partially sodded and partially seeded yards with decks on 2<sup>nd</sup> story split foyer exterior accesses.

We will clear and dispose of old structures, trash and debris, trees and vegetation as needed to pad and build the houses to allow for back yards while maintaining as much of a tree line between the adjoining properties as possible. We will install construction driveway pads with #4 gravel and install and maintain silt fences and other BMPs in order to effectively protect from and prevent silt runoff. We will install and maintain dumpsters to keep the lots clean and free from construction debris and trash and we will clean any mud in the roads and be mindful of neighbors and traffic.

Ultimately it our objective to provide well built, appealing, affordable, comfortable homes for families and individuals that will improve and increase home values in the area, provide jobs and business for suppliers and sub contractors and hopefully provide incentive and encouragement for neighbors.

Our companies are the investor, BDL of Georgia LLC and the GA licensed contractor, Intown Home Builders.

We hope to be submitting this application by June 14<sup>th</sup> to be considered by the August 2<sup>nd</sup> planning meeting and if approved to be presented to the Board of Commissioners on the September 9<sup>th</sup> meeting.

Thank you,

Randy Wallis

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