

Project Narrative for Gardens on Meadow Lane

Location- 3596 Meadow Lane, Gainesville, GA 30506

Acreage- 9.538 +/-

Applicant- Tyrus Brown

Summary

The accompanying application seeks zoning district change from R-1 (Residential Single Family) to PRD (Planned Residential Development) for 9.538 +/- acres. The property is located at 3596 Meadow Lane. Parcel Number 10105004089. The intent is to create more housing and amenities for people, as this area is steadily growing. The demand for affordable housing has increased due to the number of people moving into Gainesville, therefore we want to meet that need and provide affordable housing, along with family amenities including a playground park, nature trail, and sporting area for the tenants.

This site will be in compliance with the setback requirements as shown in the Hall County Planned Residential Development Code. There are standard required buffers set in place to avoid abutting properties. Street lights will be provided by Jackson EMC. Trash pickup will be through Red Oak Sanitation. The road has been made for trash pickup for the residents. The provisions for water to the units have been approved by City of Gainesville Water and Sewer. The City of Gainesville owns and operates an existing 6-inch DIP water main and a 12-inch gravity sanitary sewer located on and adjacent from the subject property. This will give us water access for all units on this property. Waste water disposal will be handled accordingly. There will be a water detention pond on the property as well.

After doing research in this particular area of Gainesville, we found there are several new construction projects of homes and

neighborhoods for the growing area within a 2-mile radius. We want to come in and provide new construction affordable housing for this growing area.