

May 19, 2022

Planning and Development Department
2875 Browns Bridge Road
Gainesville, Georgia 30504



Re: Rezoning Application
Hall Co. Parcels #: 15037A000070 & 15037A000001

To Hall County Board of Commissioners,

Please find attached an application for rezoning of the Hall County Parcels #: 15037A000070 and 15037A000001 from their current zoning of AR-III (Agricultural Residential-III) and R-I (Residential-I) to PRD (Planned Residential Development). The proposed development would combine the two existing parcels into a 54 Lot Residential Development with 15.719 Acres of Proposed Open Space. The subject parcels currently contain three residences and a detached garage along Winder Highway. The remainder of the land is currently vacant and is in either pasture or wooded condition. The property also contains over 2,800 linear feet of stream and associated buffers. The streams cut off and isolate parts of the property in the southeast and western corners of the site. A PRD development has been proposed in order to protect 15.719 Acres of the 31.777 Total Acres as open space including environmentally sensitive areas and the less accessible undeveloped portions of the property.

The proposed residential development, as shown on a Conceptual Site Plan included in this application package, is in conformity with the PRD design guidelines in the Official Code of Hall County (Section 17.180.060). Potential impacts to adjoining properties will be mitigated by 25-foot vegetated zoning buffers with a 6-foot wooden fence along all developed areas. The proposed Open Space separates the rest of the proposed development from adjoining parcels. The subject parcels are served by an existing gravity sewer line on the property adjacent to the Winder Highway right-of-way. In order to utilize this sewer connection, the development proposes a lift station to be designed and constructed at the west end of the proposed subdivision road. A force main would carry effluent from the proposed development along the proposed subdivision road to the existing manhole at Winder Highway.

We feel that the proposed zoning and residential development align well with the stated goals of the PRD Zoning District. The project condenses proposed disturbance, proposed impervious and proposed residences in the most accessible portion of the site and leaves nearly half of the site in an undisturbed natural condition. The surrounding area is primarily residential, with the exception of undeveloped parcels to the west of the site which would adjoin the proposed open space. Also along this stretch of Winder Highway are two grocery stores and two churches, which further attest to the suitability of the area for residential development.

Please consider the attached application for rezoning and associated submittal items for approval at your next available opportunity. If you have any questions, please contact Johnny Free at (678) 925-6904 or johnny@jbfreellc.com.

Sincerely,

Johnny Free
Southeastern Land Solutions, LLC