

**HALL COUNTY PLANNING COMMISSION
STAFF REPORT**

ApplicantCentury Communities, LLC

RequestRezone from AR-III to PRD

Proposed Use158 lot subdivision

Size53.3 ± acres

LocationWest side of Spout Springs Road, 1,000± ft.
from its intersection with Quincy Drive;
a.k.a. 6700 and 6732 Spout Springs Road;
Tax Parcels 15042 000020 and 052

Commission DistrictOne

Planning Commission Date.....December 7, 2015

Staff Recommendation**Approval, with conditions**

Applicant Proposal

The applicant is seeking to rezone a 53.3± acre tract of land from Agriculture Residential-III district (AR-III) to a Planned Residential Development (PRD) for the purposes of creating a 158 lot subdivision that will be connected to sanitary sewer. The applicant’s site plan designates 2.2± acres towards a recreation area and 2.4± acres for other common areas.

The applicant is requesting for a lot size with a minimum of 7,131 sq. ft., a minimum lot width 62 ft., five foot setbacks from side yard lines, and 25 foot setbacks from the front and rear property lines. The narrative proposes a minimum heated floor area (HFA) of 1,800 sq. ft. for houses. The applicant is asking to vary the required cul-de-sac length to a distance less than the required 150 ft. Furthermore, the applicant proposes to reduce the internal street design speed from 30 MPH to 25 MPH due to existing topography.

History and Existing Land Uses

The subject parcels are currently zoned AR-III. In that zoning district, the minimum lot size is 43,560 square feet. This area is dominated by R-I and AR-III zoning. There are nearby residential subdivisions that give the general area a suburban character. Contrastingly, the area is also populated with large tracts of agricultural residential land. The subject area is adjacent to Spout Springs Road, which serves as a major collector road in Hall County, and it is in close proximity to Hall County Sanitary Sewer service.

Comprehensive Plan Land Use Designation

The rezoning request is consistent with the Hall County Comprehensive Plan. The subject property is located within the “Residential” land use designation. The subject property is in the South Hall area that is designated for development with suburban character with residential densities that require sanitary sewer. The Hall County Comprehensive Plan recommends a density of two units per acre if the development uses sanitary sewer.

The 2040 Metropolitan Transportation Plan proposes expansions and upgrades for Spout Springs Road to start in 2018. At that point Spout Springs Road will be improved to a four lane collector road. The completion date for the improvements is projected at a future date in 2020.

Development Support and Constraints

Public Facilities

The property is located approximately 2.1± miles from the nearest emergency service and fire station 14. The property is served by public water provided by the City of Gainesville and Sanitary Sewer provided by Hall County.

Land Use Analysis

- The applicant proposes 158 residential lots, which equates to 3 units per acre density.
- The subject area has a stream, which is protected by a 75 ft. buffer. Thus, any development would be required to be outside the 75 ft. buffer, unless variances are sought from Hall County Engineering or the Environmental Protection Division.
- The site plan depicts a 2.2± acre recreation area. The applicant does not define the uses on the recreation area.
- The site plan depicts common areas with significant topographic challenges and does not define the common area’s intent. Secondly some of the common areas are land locked and have no apparent access to the public right-of-way.
- The applicant is proposing to use Hall County sanitary sewer to support the development.

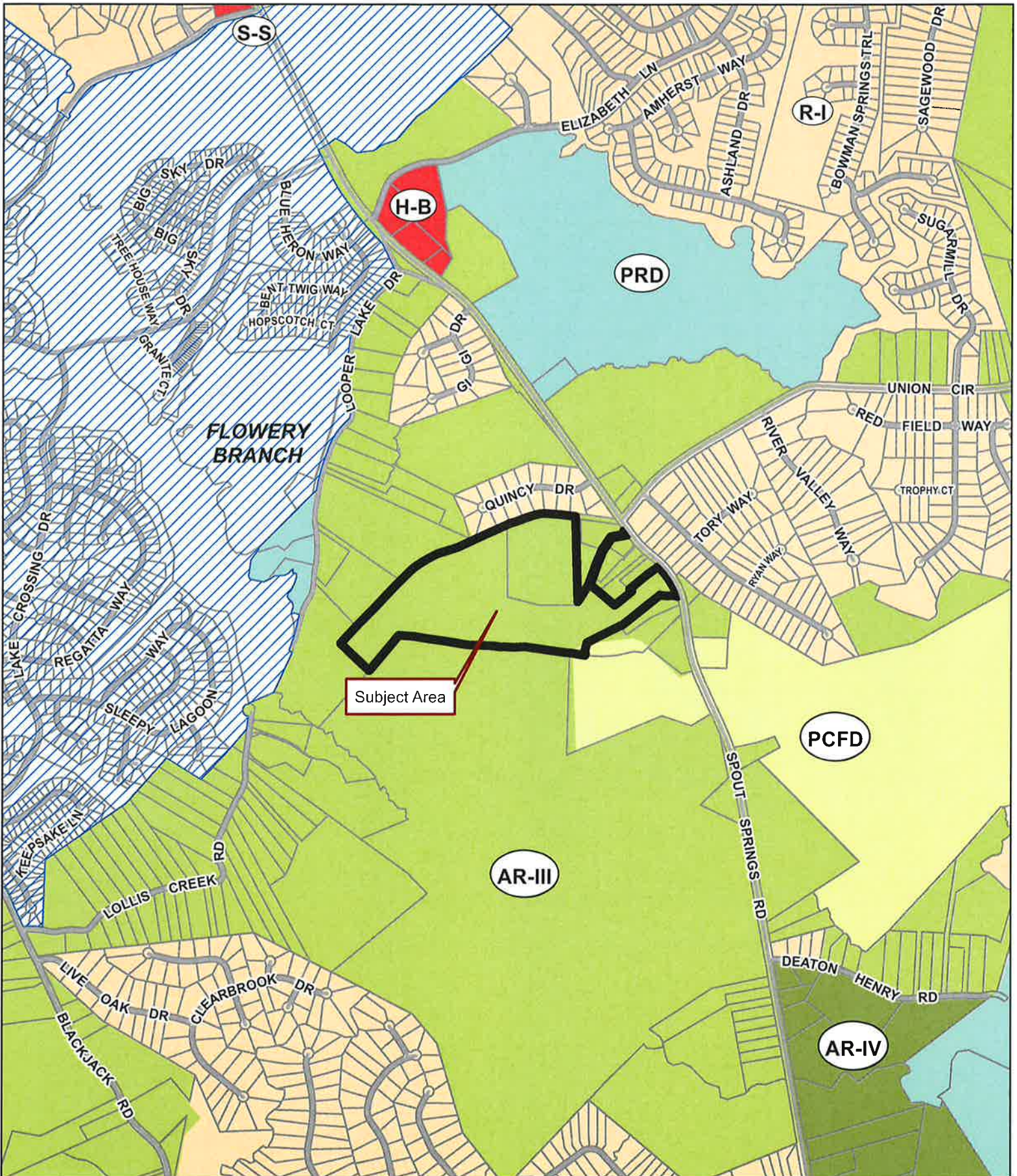
Vehicular and Pedestrian Circulation

- The site plan depicts one access point onto Spout Springs Road. When Hall County approves a subdivision, it is charged to assure the adequate provision of safe and convenient access and circulation, both vehicular and pedestrian throughout the subdivision.
- The primary internal road crosses a stream. The site plan does not account for any alternative ingress and egress to the subdivision in the event that this primary road were to hinder vehicular traffic.
- The Hall County Ordinance does not have a maximum number of building lots that can be accessed from one subdivision entrance.
- A traffic study was not required for this development due to the extensive studying that has been conducted for the planned improvements of Spout Springs Road.
- The proposed development will be affected by timing of the installation of the planned Spout Springs Road improvement.

Staff Recommendation

The staff recommends **approval** of the applicant's request with the following conditions:

1. Development is approved for lots as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with development standards enforces at the time of site plan approval.
2. Development is approved for a maximum of 158 lots, with a minimum lot size of 7, 131 square feet.
3. Prior to receiving a land disturbance permit, the developer shall design all ingress and egress points to accommodate the road widening improvements for Spout Springs Road.
4. The developer shall plat the development in phases and work with Hall County Engineering on determining any road improvements necessary to serve this development prior to each phase's final plat approval.
5. Lot standards for development shall be as follows:
 - a. Minimum of 25 feet from the front yard property line.
 - b. Minimum of five feet from the side yard property line.
 - c. Minimum lot width of 62 feet at the building line.
6. The minimum heated floor area (HFA) shall be 1,800 square feet for dwelling units. Houses shall be constructed primarily of brick or stacked stone on front and side facades of the house. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited.
7. All homes shall be constructed with a garage with a minimum of a one-car capacity.
8. Front facing garages are prohibited unless the remainder of the front façade is on the same plane as the garage and has equal or greater width than the proposed garage.
9. All lots must be accessed via internal roadways.
10. All utilities shall be installed underground throughout the development.
11. All conditions of zoning shall be made a part of any plats created for the subdivision.



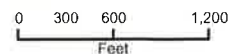
Applicant: CENTURY COMMUNITIES, LLC

Request: REZONE FROM AR-III TO PRD

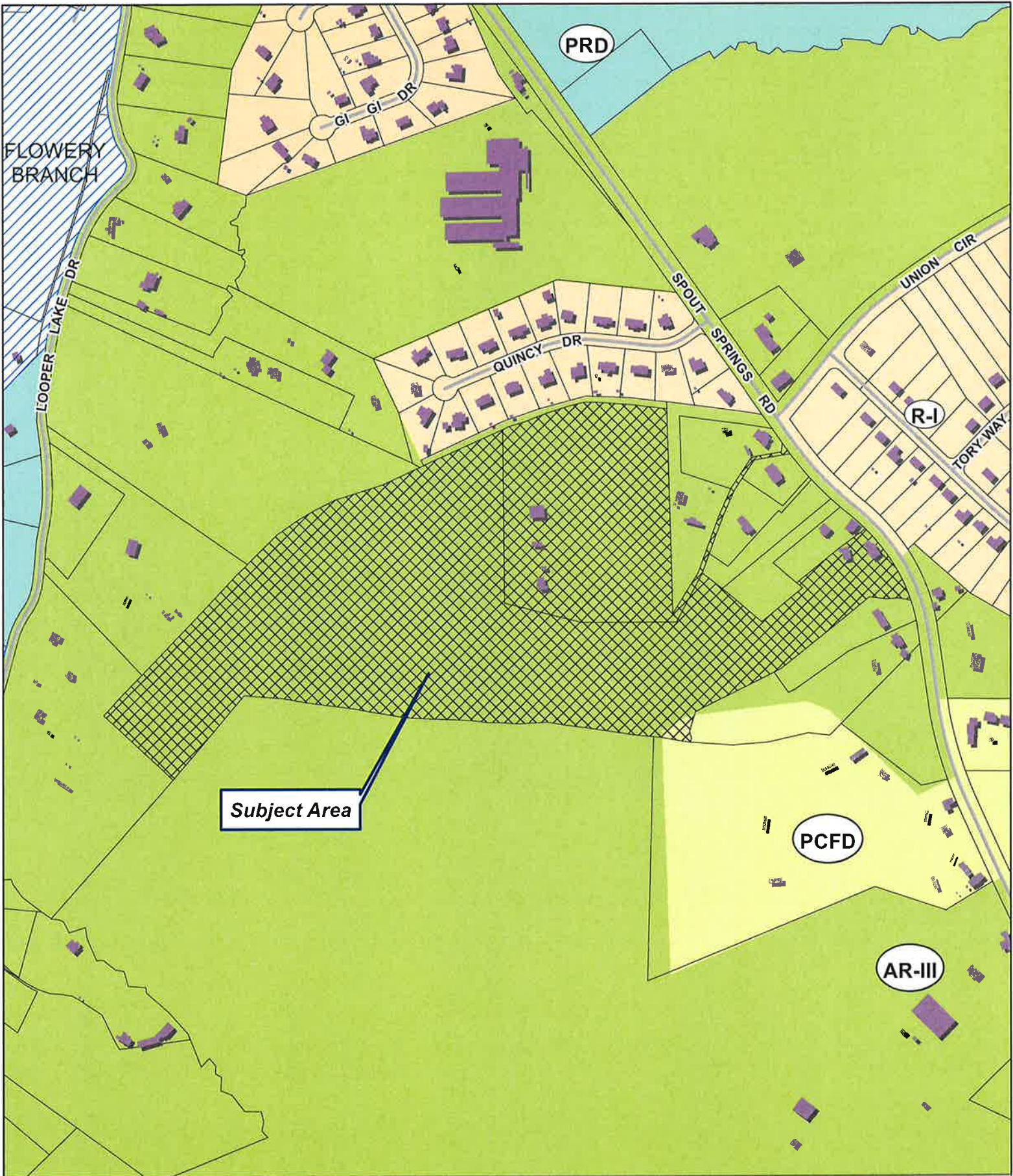
Tax Parcel #: 15042 000020 & 15042 000052

Location: 6700 & 6732 SPOUT SPRINGS ROAD, FLOWERY BRANCH, GA 30542

Commission District 1 PC Mtg. Date: 12/7/2015



- Zoning Boundary
 - ▨ City Limits
 - Subject Area
 - Structure
- N
↑



Subject Area

Applicant: CENTURY COMMUNITIES, LLC

Request: REZONE FROM AR-III TO PRD

Tax Parcel #: 15042 000020 & 15042 000052

Location: 6700 & 6732 SPOUT SPRINGS ROAD, FLOWERY BRANCH, GA 30542

Commission District 1 PC Mtg. Date: 12/7/2015



- ■ Zoning Boundary
- ▭ City Limits
- ▧ Subject Area
- Structure





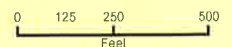
Applicant: CENTURY COMMUNITIES, LLC




Request: REZONE FROM AR-III TO PRD

Tax Parcel #: 15042 000020 & 15042 000052

Location: 6700 & 6732 SPOUT SPRINGS ROAD, FLOWERY BRANCH, GA 30542

Commission District 1 PC Mtg. Date: 12/7/2015



-  Zoning Boundary
-  City Limits
-  Subject Area



Report for Hall County Rezoning
Century Communities of Georgia, LLC
41 Perimeter Center East
Suite 400
Dunwoody, GA 30346

RE: Spout Springs Road Tract
±53.4-Acres, Tax Parcels 15042 000020 and 15042 000052
AR-III to PRD
Hall County, Georgia

Please let this letter serve as our report to accompany our Rezoning Application for the project located on Spout Springs Road (Tax parcels 15042 000020 & 15042 000052). The proposed use for the property is for a single family residential subdivision. Century Communities is proposing 159 lots on approximately 53.4 acres with a gross density of 3.0 units per acre. The minimum proposed lot width is 62 feet, with a minimum lot area of 7,131 square feet as shown on the Rezoning Plan. Proposed setbacks are as follows: 25 front yard, 25 foot rear yard, and 5 foot side yards. There will be a minimum of ten feet of separation between structures. The proposed minimum house size is 1,800 square feet. Several common areas and a developed recreation area will be provided within the community. A landscaped entrance and monument sign will be located at the front of the community adjacent to Spout Springs Road. Stormwater Management will be provided as required by the Hall County Stormwater Regulations.

Water service is provided by the City of Gainesville and sanitary sewer service is provided by Hall County Public Works. All streams will be protected by a 50-foot undisturbed buffer (except for exempt crossings) and an additional 25 foot impervious setback. Internal subdivision lighting, including the recreation area, will be designed by the appropriate power supplier for the community.

We would also like to concurrently request two variances along with the rezoning application.

1. Allow cul de sac length less than 150 feet. (Section 16.60.200)
2. Reduce internal street design speed from 30 MPH to 25MPH due to existing topography. (Section 16.60.200)

We appreciate your consideration of this rezoning request. Please contact us should you need any additional information.

Sincerely,



Chad Swaim | Land Development Manager
Century Communities of Georgia, LLC
41 Perimeter Center East, Suite 400, Dunwoody, GA 30346
Cell: 404.402.5289 EMAIL: cswaim@centurycommunities.com





DEPARTMENT OF PUBLIC WORKS & UTILITIES
HALL COUNTY, GEORGIA

Ken Rearden, P.E.
Public Works & Utilities Director

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
Phone: 770/531-6800
Fax: 770/531-3945

October 30, 2015

Chad Swaim, |Land Development Manager
Century Communities of Georgia, LLC
41 Perimeter Center East, Suite 400
Dunwoody, GA 30346

Re: Sewer Availability
6700 Spout Springs Road
Apartments and Limited Commercial

Dear Mr. Swaim:

Pursuant to your request for sanitary sewer service in the amount of 31,800 gallons per day average daily flow for the above referenced project, please be advised Hall County has the capacity in our sewer service system to serve this property. The nearest sewer is a force main from Sterling on the Lake on the Hall County property adjacent to your property. Easements will need to be acquired and design and construction will need to be complete to provide this service.

Also in order to proceed, a sewer service agreement (Attached) must be processed and fees paid in accordance with Hall County Government's Sewer Use Ordinance in effect at the time of processing. The current connection fees are based upon the size and number of water meters for your project.

We appreciate your interest in Hall County and look forward to working with you on this project. Should you require further information, please contact me at the above referenced number.

Sincerely,

Ken Rearden P.E.
Director of Public Works and Utilities

C: Randy Knighton, County Administrator w/enclosure
Srikanth Yamala, Planning Director w/enclosure



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areneng.com



Memorandum

To: Chad Swaim, Century Communities of Georgia, LLC.
From: Abdul Amer, PE, PTOE
Date: October 30, 2015
Subject: Trip Generation Memorandum for Spout Springs Tract Residential Development

The purpose of this memorandum is to determine the trip generation that will result from the proposed Spout Springs Road Tract Residential Development at the intersection of Spout Springs Road and Union Circle in Hall County, Georgia. The proposed development will consist of 150 single-family detached housing units. The project will be served by one full-access site driveway on Spout Springs Road south of Union Circle.



Figure 1 – Site Overlay

METHODOLOGY

The Institute of Transportation Engineers has published data sets for estimating trip generation in the 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced for the proposed development of the site is based on the following ITE Land Uses: 210 *Single Family Detached Housing*.

DATA PROPERTIES

The ITE Trip Generation report states the following description for this land use:

ITE 210 – Single-Family Detached Housing

“Single Family detached housing includes all single-family detached homes on individual lots.”

CALCULATIONS

The trips generated based on ITE methodology mentioned above are shown below in Table 1).

TABLE 1								
TRIP GENERATION								
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
Single-Family Detached Housing	159 units	30	91	121	100	59	159	1,609

ADDITIONAL INFORMATION

As part of this memorandum, annual average daily traffic volumes were collected from Georgia Department of Transportation traffic counters in close proximity of the site. Details of those counts are as follows:

<u>Station ID</u>	<u>Location</u>	<u>Average Daily Traffic Volume for 2014</u>
# 1390441	Spout Springs Road North	15,000
# 1390437	Spout Springs Road South	8,270
# 1398206	Union Circle east of the site.	3,400

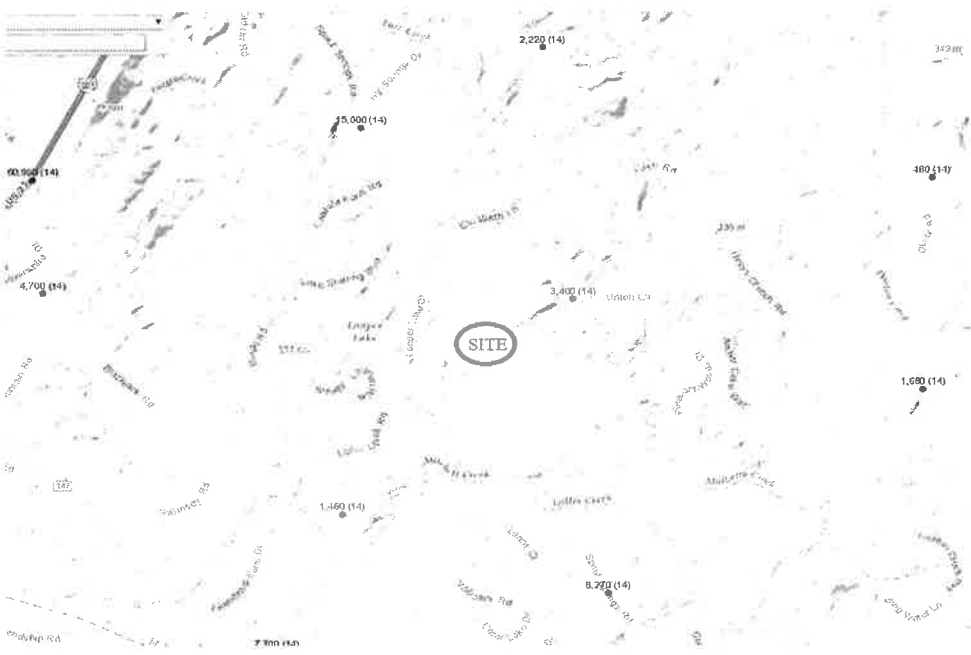


Figure 2: Location of Traffic Counters

Beth Fowler

From: Nick Swafford <nswafford@gainesville.org>
Sent: Monday, November 02, 2015 1:26 PM
To: Chris Chavis (Planning) (cchavis@hallcounty.org); Sarah McQuade (Planning)
Cc: Beth Fowler
Subject: Proposed Spout Springs Road Development

Chris/Sarah,

I'm writing to let you know there is water available for the proposed residential subdivision development at or near 6070 Spout Springs Road. I will issue a hard copy to the applicant as soon as possible.

Thanks,

Nick Swafford
Permitting Services Manager
City of Gainesville
Dept. of Water Resources
770.538.2452



HALL COUNTY PLANNING COMMISSION ZONING APPLICATION

Applicant (Name and mailing address) **Property Owner (Name and mailing address)**

Century Communities, LLC. _____

41 PERIMETER EAST, SUITE 400 _____

Phone 4044025289 Phone _____

Email address csuaim@centurycommunities.com Email address _____

Proposed Use SINGLE FAMILY RESIDENTIAL

<u>Status of Applicant</u>	<u>Requested Action</u>	<u>Supporting Documentation</u>
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Option to purchase <input type="checkbox"/> Area resident <input type="checkbox"/> Other	Existing zoning: <u>AR-BTL</u> Rezone to: <u>PRD</u> Permissive Use: <input type="checkbox"/> HCPC <input type="checkbox"/> HCC Fee \$ _____	<input checked="" type="checkbox"/> Plat/site plan <input type="checkbox"/> Written report <input type="checkbox"/> Deed <input type="checkbox"/> Other

Tax Parcel Number 15042-000020 / 15042-000052 Acreage 53.3

Location Address 6700 Spout Springs RD / 6732 Spout Springs Road

I hereby certify that the above information and all attached information is true and correct.

(Signed) [Signature] Date 10/30/2015

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

(Signed) _____ Date _____

Staff Use Only

Application Date: 11/2/15 Taken by: [Signature]

Tentative Planning Commission Date: DEC 7 **Tentative** County Commission Date: JAN 14

County Commission District: _____

Location of property (legal ad): _____



Hall County Planning Department

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
(3) The name and official position of the local government official to whom the campaign contribution was made; and
(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
(b) The disclosures required by subsection (a) of this Code section shall be filed with ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** ___ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s)

Office

Dollar (\$) Amount

Date of Contribution

[Handwritten Signature]
Applicant's Signature

10/30/15
Date



**AUTHORIZATION OF PROPERTY OWNER
REZONING, PERMISSIVE USE OR VARIANCE**

Hall County Planning Department
2875 Browns Bridge Road, Gainesville, GA 30504

Name of owner(s) Janyce Cole, executor of the Estate of Betty Crane
Address 6732 Spant Springs Rd
Flowery Branch GA 30542
Phone Number 770-967-6045

Name of applicant(s) Chad Swain of Century Communities
Address 41 Perimeter Center East, Suite 400
Dunwoody GA 30346
Phone Number 404 402 5289

I swear that I am the owner of the property which is the subject matter of the attached applications, as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) Janyce C. Cole, executor of the Estate of Betty Crane

Personally appeared before me

_____ who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Elizabeth Fowler
Notary Public

10/30/15
Date





Hall County Planning Department

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
(3) The name and official position of the local government official to whom the campaign contribution was made; and
(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
(b) The disclosures required by subsection (a) of this Code section shall be filed with ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not _____

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s)

Office

Dollar (\$) Amount

Date of Contribution

James C. Cole, executor
Applicant's Signature

10/29/15
Date



**AUTHORIZATION OF PROPERTY OWNER
REZONING, PERMISSIVE USE OR VARIANCE**

Hall County Planning Department
2875 Browns Bridge Road, Gainesville, GA 30504

Name of owner(s) DENNIS B BRYAN and SANDRA L BRYAN
Address 6200 Spout Spring Rd
Flowery Branch GA. 30549
Phone Number 770-540-0967

Name of applicant(s) Chad Swain of Century Communities
Address 41 Perimeter Center East, Suite 400
Anwoody GA 30346
Phone Number 404 402 5289

I swear that I am the owner of the property which is the subject matter of the attached applications, as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) Dennis B Bryan and Sandra L Bryan

Personally appeared before me

_____ who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Elizabeth Faulk
Notary Public



10/30/15
Date



Hall County Planning Department

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (3) The name and official position of the local government official to whom the campaign contribution was made; and
(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed with ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** ___ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s)

Office

Dollar (\$) Amount

Date of Contribution

Applicant's Signature (handwritten signature)

Date (handwritten: 10/29/15)