

NEW PROJECT NOTIFICATION MEMO – CITY OF BALL GROUND PLANNING AND ZONING

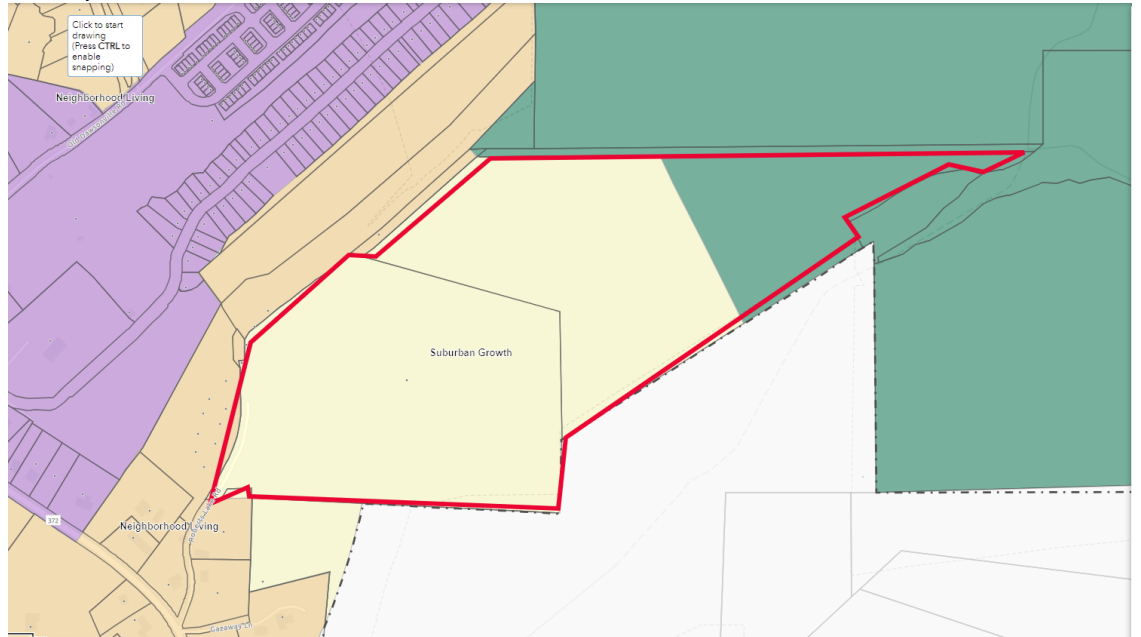
Title:	Roberts East Single Family Detached Residential (2024-R-02)	
Request:	Rezoning	
Location:	Address	TIN or PIN
	170 Roberts Lake Drive and "Unaddressed"	03N07 049 and 03N07 062
Project Narrative:	<p>The applicant seeks R20 zoning for the development of an 80-unit single family detached residential subdivision. The proposed development configuration and lot sizes are compatible with a 13-unit residential development under construction across Roberts Lake Road and an additional 23 units that were previously approved.</p> <p>The location has significant access challenges. The only public street (Roberts Lake Road) providing access to these two parcels is a sub-standard, single lane road with older homes very close to the edge of asphalt. The intersection of Roberts Lake Road and Gilmer Ferry/ SR 372 is also narrow and sharply angled.</p> <p>There is a secondary access point via a private road from Groover Street. This private road is under the same ownership group that has submitted this rezoning request. The private roadway appears to accommodate two vehicular lanes but may not be designed to public roadway standards/fire marshal standards due to steep grade, lack of markings, etc.</p> <p>There are currently no sidewalk connections between this area and the greater pedestrian network of Ball Ground. A trail system is in development that will offer an opportunity to connect pedestrians from this area on top of a hill down to the city's core below. The Roberts Lake roadway improvements shown in the application do appear to provide for sidewalk connections.</p> <p>The terrain is rugged and marked by several creeks which present obstacles to establishing inter-parcel vehicular connectivity, a goal within the City's Comprehensive Plan to further our existing street grid and provide multiple route options for alleviating car traffic. Previous development plans for adjacent land showed roadway stub outs near this plan's "Lot 35."</p> <p>Public water and sewer capacity exists as of May 13, 2024 to support the project as presented.</p> <p>The applicant has indicated a desire to deed Lots 79 and 80 to the City to be incorporated into the adjacent Roberts Lake Park.</p> <p>The proposed project generally conforms to the Suburban Growth Character Area regarding land use, infrastructure and density. The overall density of the project (1.33 units/acre) is in the very middle of the suggested density (0.54 to 2.18) for the Character Area. The requested R20 zoning is in line with the Character Area but nearly half the lots do not meet the 20,000 square foot minimum lot size. That said, the</p>	

	<p>overall average lot size is 27, 779 square feet. The applicant has requested a concurrent variance for flexibility of lot sizes for this reason with the variance specifically seeking a lot size minimum of 12,000 square feet. The City Attorney has determined that City Council can offer a variance for lot size minimum.</p> <p>Other concurrent variances requested are for building setbacks, minimum lot width and maximum impervious surfaces.</p> <p>Possible conditions to be placed on project approval for the consideration of City Council are:</p> <ol style="list-style-type: none"> 1. Any rezoning approval is site plan specific. Any future deviations from the site plan must be approved by City Council. 2. No more than 80 single family residential for sale units may be developed across the entire site. 3. Developer must construct new Roberts Lake Road alignment and Gilmer Ferry/372 intersection realignment and improvement projects as presented on the submitted plans and Roberts Lake Road must be improved to City Street standards, prior to issuance of first building permit. 4. Lot size variances are granted only to lots 14-18, 25-30, 33, 36-40, 49-51, 53-58, 67-75 and 77-78 and these may be no smaller than the square footage given in the lot size table. Any other lot size modifications below 20,000 square feet must go before the City Council for approval. 5. Lot width variances are only granted to 72-76. Any other lot width modifications below 70 feet must go before the City Council for approval. 6. Provide roadway stub out all the way up to the property line at Lot 35, to provide for inter-parcel vehicular access in accordance with the goals of the Comprehensive Plan, prior to issuance of first building permit. 7. Developer shall bear all cost associated with extending water and sewer service lines necessary to serve the project. 			
Project Type:	Single-family, detached residential subdivision			
Applicant Name/Group:	Hunter Trail, LLC			
Project Size:	59.97 Acres			
Unit Count:	80			
Square Footage	4000 to 8000 square foot homes			
Overall Density:	1.37 units/acre			
Current Land Use:	Undeveloped			
Current Zoning:	AG and R40			
Desired Zoning:	R20			
Adjacent Zoning (Land Use):	North	South	East	West
	AG (Undeveloped), CCR (Undeveloped)	R40 (Residential, Event Venue,	AG-County (Undeveloped)	CCR (Residential, Undeveloped)

Undeveloped); AG-County (Undeveloped, Residential)

Future Development /Character Area:

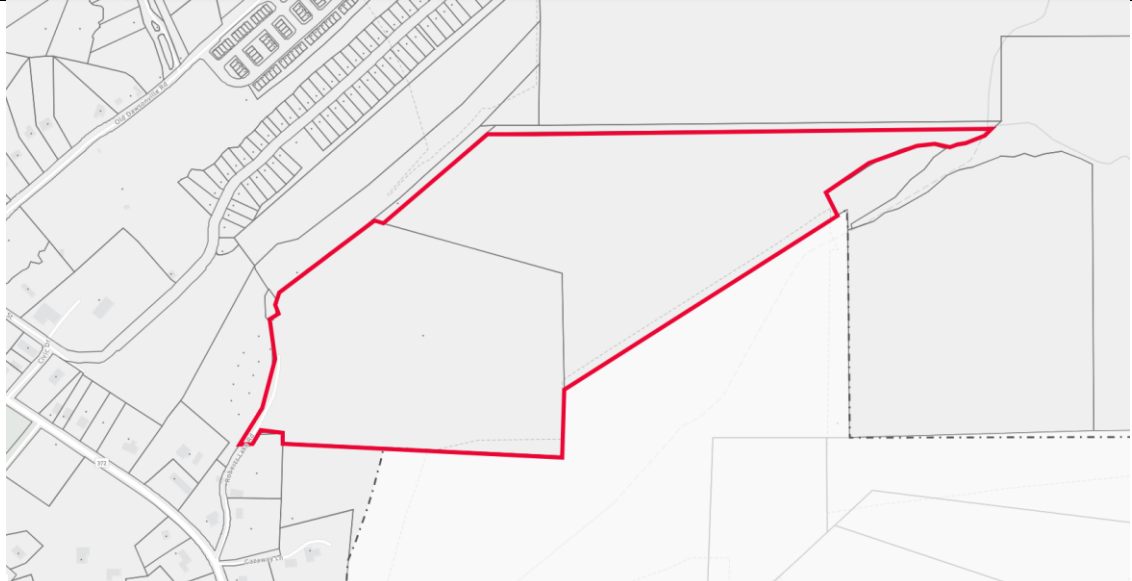
The majority of the project falls within the Suburban Growth Character Area, with a small portion in the Natural Preserve.

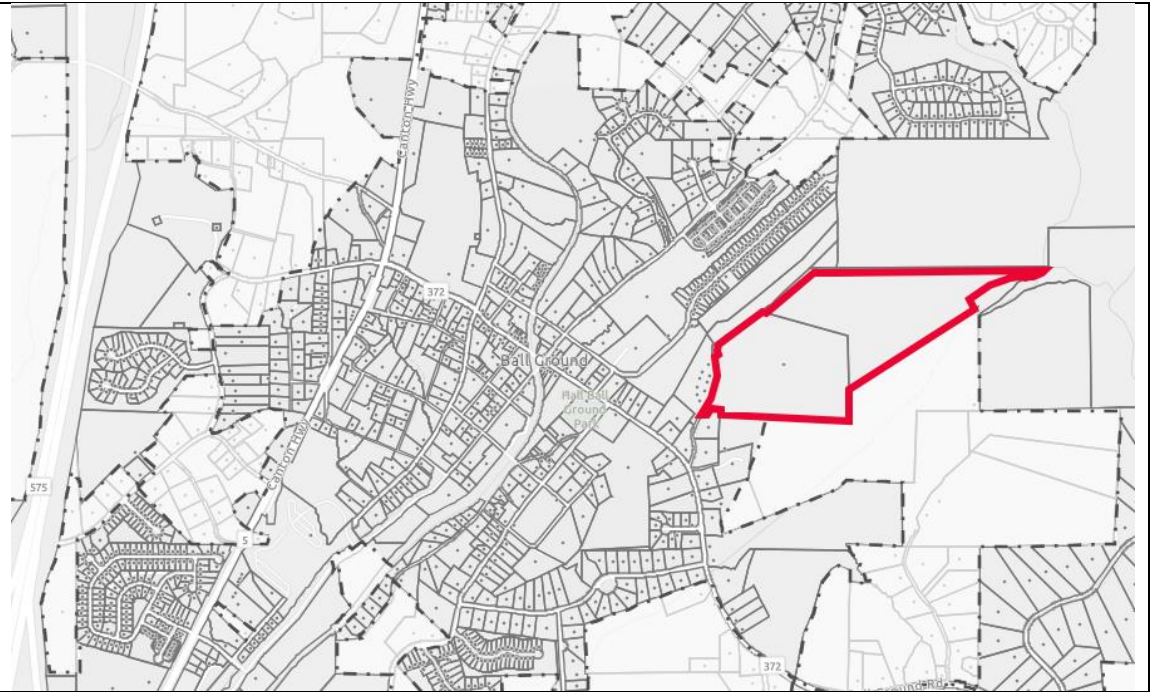


Suburban Growth

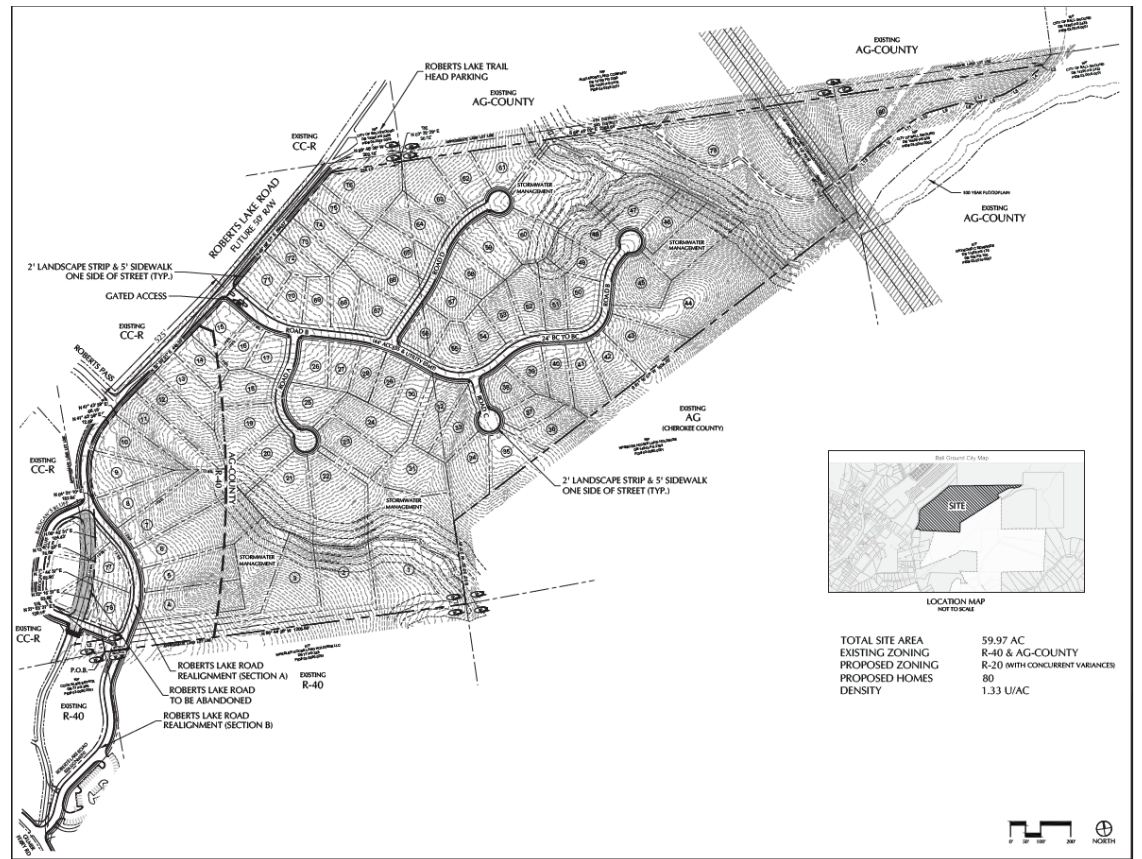
Intensity	Suggested Zoning Districts - R-80, R-40, R-30, & R-20 Suggested Residential Density — 0.54 to 2.18 units per acre max.
Future Development	Primary Land Uses Single-family detached housing Conservation Subdivisions Secondary Land Uses Semi-public and institutional uses
Infrastructure	<ul style="list-style-type: none"> Roads have a combination of swales and curb / gutter Public water is available Sewer may be available or planned for the future
Greenspace	Open space and conservation areas in neighborhoods Public parks and greenspaces

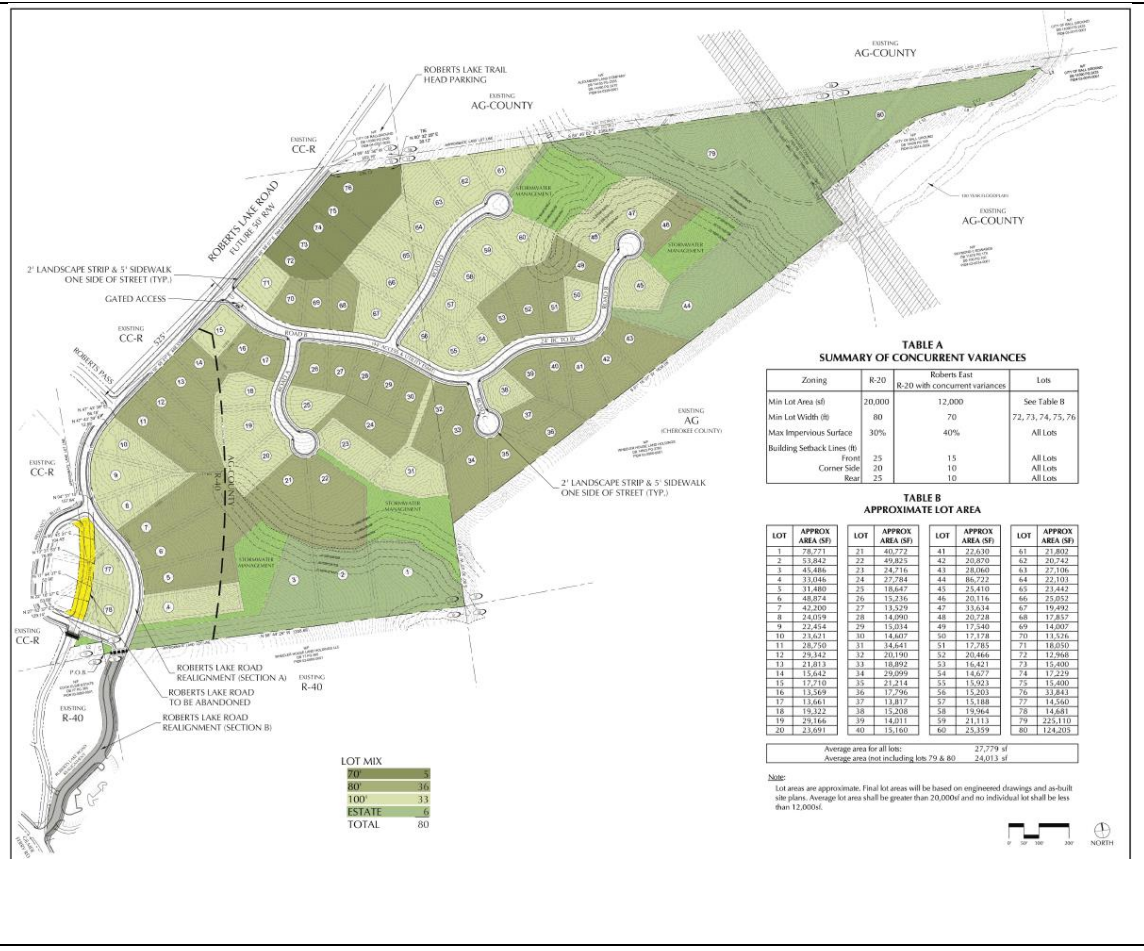
Natural Preserve

	Intensity	Suggested Zoning Districts — AG Suggested Residential Density — 0.1 units per acre max.	
	Future Development	Primary Land Uses Undisturbed/conservation uses Timber management Passive Recreation Secondary Land Uses Homesteads	
	Infrastructure	<ul style="list-style-type: none"> • Greenways, trails, path systems, private roads/drives for cars/pedestrians • Generally no sewer 	
	Greenspace	Open space and conservation areas	
County Board of Commissioners Comments (Annexation)	N/A		N/A
Planning Commission Comments (Zoning)	PENDING		PENDING
Expected Timeline:	Start Date: Summer 2024 Completion Date: 2027		
Location Map:			



Concept Plan:





Images:

Roberts Lake Road @ Site:



Previously cleared portion of the site:



Looking east onto SR 372 from Roberts Lake Road:



Roberts Lake Road @ existing homes between SR 372 and the site:



Private roadway Roberts Pass from Groover St. Site is on top of hill:

