

Revised Project Narrative
Rezoning Applications of Scott Puckett, Inc.

October 3, 2022

Scott Puckett, Inc. presents this revised narrative regarding its application to rezone four tracts of property to PRD for a Planned Residential Development. The PRD includes four parcels:

<u>Tax Parcel</u>	<u>Size</u>	
15048 000025C	6.2 acres	
15048 000007	37.98 acres	
15048 000008	70.87 acres	
15048 000204	3.0 acres	(PRD includes 1.5 acres for entrance)

Provided with this Project Narrative is a revised proposed site plan dated September 29, 2022. Included with the applications are renderings for the proposed single-family and townhomes.

§ 17.180.060: Planned Residential Development (PRD)

A. Characteristics

The proposed design allows for flexible placement, arrangement, and orientation of residential structures given the property's characteristics, including streams located on the property. The subdivision will be a mixed-use development consisting of single-family homes and townhomes. The community will have two entrances with landscaping and monuments. The proposed design will maximize natural features through creative site planning. Grading will be in accordance with site characteristics, topography, and the presence of streams.

B.1: Proposed Size, Location, Number of Units, and Number of Bedrooms of All Residential Structures

The proposed development includes a total of 116 acres. The site plan for the subject tract provides for 209 Single Family Residential lots with amenities on 89.95 acres (the "Single Family Section") and 140 Town Home units on 26.05 acres (the "Town Home Section"). Each residence will be a one-story or two-story home and will not exceed a height of 35 feet.

The Town Home Section incorporates zero lot lines for Town Home Lots. Rear entry town homes are not feasible on the site given the topography. However, the Town Home lots include the home site, back yard, front yard areas, and front driveways (approximately 40 feet in length and 20 feet wide) extending to the street right-of-way.

Overall density for the entire property is approximately 3.01 units per acre. Divided among the Sections, the density of the Single Family Section is 2.32 units per acre, and the density of the Town Home Section is 5.37 units per acre.

The single-family homes will be 2000-2500 square feet of conditioned area. The single-family homes will have 3-5 bedrooms.

The town homes will have 1600-1800 square feet of conditioned area. The town homes will have 3-4 bedrooms.

B.2: Streets and Common Open Spaces

The project will include an open space/common area of 36.96 acres total, approximately 31% of the total site area. (Stormwater management ponds are included in the open space/common area. If the stormwater management ponds are excluded, the open space/common area comprises approximately 25% of the total site area.) Of the total 35.46 acres of open space/common area, 30.35 acres is included within the Single-Family Section and 5.11 acres is included within the Town Home Section. The common areas are to include an open-air cabana for the pool. Other amenities include but are not limited to a dog park, an open-air covered pavilion with outdoor rated bodyweight workout equipment, and grilling/gathering spaces for the residents.

The mailbox kiosks will be strategically placed throughout the development.

The front of the townhomes will have a 40-foot driveway behind the right of way to allow for additional parking in the driveways. This is done to decrease or eliminate cars from parking on the streets. Please see the site rendering for an example of the town home parking.

The development will include sidewalks 5 feet wide. The development will include at least 1,500 linear feet of walking trails with a minimum width of 4 feet.

B.3: Architectural Style and Proposed Siding

The architectural style of the Single Family and townhome residence community will be a traditional 1-2 story single-family detached home with 2-car garages. The architectural renderings are included for both single-family residences and town homes. The homes will have brick and stone accents on the front of the homes. The remaining front facade will be Board and Batten, shake or lap fiber cement siding. The sides and rear of the home will be fiber cement lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

B.4: Development Controls

Each Single-Family residential lot will have a minimum width of 60 feet. The Townhomes will have a minimum width of 24 feet. All grass areas and all front and side yards will be sodded. There will be a minimum of 10 feet between structures.

There will be a 50-foot undisturbed buffer along the perimeter of the property, which shall be excluded from the individual lots. **There will be a 75-foot impervious stream buffer, inclusive of a 50-foot undisturbed stream buffer, from the top of the stream bank (point of rested vegetation). Some of the stream buffer area will be included as a part of the individual lots (subject to the buffer requirements). If a variance is allowed for inclusion of those stream buffer areas within the lots, Scott Puckett, Inc. requests that the variance be allowed.**

B.5: Commercial Uses

Currently, no intended commercial uses are included with the development.

B.6: Development Schedule

The proposed use is planned residential development. Depending upon permitting and approvals, the applicant anticipates a 12 to 36-month development period.