

Project Narrative for Union Church Road and Winder Hwy

LOCATION – 5166 Union Church Road, Flowery Branch, GA 30542

ACREAGE – 19.2 acres +/-

APPLICANT – Atlas Development Services Inc, Smith Gilliam Williams & Miles

Summary

The accompanying application seeks zoning district change from R-I and AR-III to PRD for 19.2 acres of undeveloped property located on Union Church Road and Winder Highway in south Hall County. The intent is to develop up to 140 Townhouse units of quality, traditional housing with an amenity area and over 20% open space. The proposed use is consistent with the Hall County Comprehensive Plan for “residential” use and appropriate for Hall County’s Planned Residential Development (PRD) District for this location. Additionally, the above-mentioned area is slated for a “Revitalization Corridor” in the Future Development Map. Completion of development is anticipated by 2024.

Site Description

The overall tract has approximately 630 LF of frontage along Union Church Road and 900 LF along Winder Highway. The overall tract is mostly rectangular in shape and is approximately 800 LF deep with an average width of 1200 LF. These measurements form one large tract that is an assemblage of 10 (ten) smaller tracts combined. The overall tract contains multiple single-family homes and multiple modular homes which is consistent with its current residential and agricultural uses. The majority of the site is heavily wooded. As such, the Southern most side of the property, along the south side of Union Church, borders a flood plain hazard zone per Hall County FIRM panel 13157C0100C dated 12/17/2010. The domestic water provided by the City of Gainesville is located along Union Church Road and Winder Highway. Hall County will also serve the site through an existing sanitary sewer lift station that is located on Howington Road. Developer will be responsible for running an outfall line to the existing lift station. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies (exhibit B)

The property is surrounded by residential zonings (AR-III) to the north, PRD and PCD to the east and consisting of approximately 1600 units, AR-III to the south and R-I and AR-III to the west.

Access

Access to the property is from Old Winder Highway (SR211), a two lane, paved and state-maintained roadway that connects to Winder Highway (SR 53) to the north and intersects Union Church Road to the southeast. Interstate access to I-85 (Exit 126) is approximately 2.5 miles to the east.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel zoned as PCD and PRD, directly across Old Winder Highway.
- Nearest distance to developed commercial property – parcel contains multiple zonings (C-2, Mixed Use, Medical, etc.), approximately 0.5 miles south at Old Winder Highway (SR 211) and Lanier Islands Parkway (SR 347).
- Nearest distance to a single-family development – a single family home development is located approximately 1200 feet at 5836 Union Church Road on the southwest side of Union Church Road.

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map and numerous Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Aerial View



Proposed Dimensional Standards	
Parcel Size	19.2
Proposed # of Lots	140
Proposed Density	7.29 UPA
Minimum Open Space	20%
Streets	Public
Water & Sewer Provider	Gainesville/Hall County
Sidewalks - both sides of road-internal only	5'
Amenities	cabana, pool, walking trail
Minimum lot width @ building line	20'
Minimum lot depth	100'
Minimum lot area	1600 2000-sf
Maximum height	35'
Front setback from R/W	10'
Minimum driveway length from back of sidewalk	20'
Rear setback	20'
Side setback	0'
Side Separation (foundation to foundation)	10'
Garage - % of front façade	55%
Minimum heated floor area	1600 sf

Architectural Materials & Site Improvements

The builder intends to build:

- One and Two-car garages (width not to exceed 55% of front building width)
- Front facades with a combination of masonry and hardi-siding materials
- Side & Rear facades with masonry, hardi-plank, or shake siding
- Sodded yards (4 sides)
- One street trees per home (minimum 2 ½" caliper)

Entrance Monumentation

The entrance may be gated and if so, the private streets will be maintained by the Homeowner's Association (HOA). All necessary requirements to allow access for public safety and other services will be provided. At least one central mail kiosk will be provided subject to USPS review and approval. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Gate House

- Operable or Faux Gates
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping & Irrigation

Amenities

The community amenities will vary depending on the housing option executed but at a minimum will contain the following items:

- Cabana with restrooms
- Pool
- Parking Lot
- Mailbox kiosk

Other amenities, at the sole discretion of the Developer, may include the following items:

- Walking Trails
- Passive Pocket Parks

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along property frontage of Union Church Road.

Model Home Permits

Applicant requests that up to ten (10) model home permits be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. However, no certificate of occupancy permits (CO) will be issued prior to final plat recording.

Sales and Construction Trailers

Applicant is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of final plat approval.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. Applicant is requesting a modification to the existing zoning conditions for approval of a non-breakaway base, a minimum distance of 5' from the nose of the median and a total sign area of 42 SF.

Conceptual Master Plan

The development of the community shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this PRD master plan application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

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