

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF FLOWERY BRANCH'S
ANNEXATION OF THE PROPERTIES OF SHADOW STONE PARTNERS, LLC
KNOWN AS HALL COUNTY TAX PARCELS 08100 001003A, 08100 001003B,
08100 001003C, AND 08100 001003D**

WHEREAS, Hall County has received a notice of the filing with the City of Flowery Branch of petitions for the annexation of the properties of Shadow Stone Partners, LLC, by applicant Cook Communities, located at 5704 Jim Crow Rd, 0 Jim Crow Road, 0 Jim Crow Road, and 0 Jim Crow Road, and bearing Hall County Tax Parcel Numbers 08100 001003A, 08100 001003B, 08100 001003C, and 08100 001003D, respectively (the "Subject Properties"); and

WHEREAS, the annexation petitions seek to rezone the Subject Properties from Hall County's designation of Agricultural-Residential III (AR-III) to the City of Flowery Branch's designation of Planned Unit Development (PUD); and

WHEREAS, the proposed construction of a 49-unit attached single-family residential townhome community by Cook Communities, following the proposed annexation and rezoning of the Subject Properties, represents a substantially more intense and significantly different use of the properties than allowed by Hall County's existing residential zoning of the properties; and

WHEREAS, the proposed annexation and rezoning of the Subject Properties is inconsistent with Hall County's Comprehensive Land Use Plan and Future Land Development Map; and

WHEREAS, the area has developed with detached single-family residential homes adjacent to the Subject Properties, as well as undeveloped woodland, and the area is currently devoid of any attached-dwelling residential properties;

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning requests, and the Board has determined that annexation and rezoning to a planned mixed-use development classification is not in the best interest of the residents of Hall County; and

WHEREAS, the Georgia Code provides a procedure for resolving annexation disputes; and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process as a result of its objection to these annexation and rezoning requests;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Flowery Branch's annexation and rezoning of Hall County Tax Parcels 08100 001003A, 08100 001003B, 08100 001003C, and 08100 001003D, as requested by the owner Shadow Stone Partners and applicant Cook Communities. This objection is based upon a material increase in burden on Hall County directly related to the proposed change in zoning and land use.

Based upon the information presented in the applications for annexation provided to Hall County, the County specifically objects to the proposed change in zoning and land use that would result from the annexations as follows:

The applications for annexation of the Subject Properties, approximately 15.07 ± acres in total, describe a rezoning from Hall County's AR-III District to the City of Flowery Branch's PUD District for the construction of a 49-unit two-story attached residential townhome community. Hall County attaches Flowery Branch's Notices of Intent to Annex and Rezone the properties, the applications for annexation and rezoning, and the supporting documents served upon Hall County. *See Exhibit A.* The Subject Properties currently consist of one parcel (08100 001003A) with an existing detached single-family home and three parcels (08100 001003B, 08100 001003C, and 08100 001003D) consisting of vacant or wooded land. The proposed residential townhome community by Cook Communities would add to an existing unincorporated island of the City of Flowery Branch that contains the "Park Walk at Lake Lanier" residential subdivision. The rear portion of the Subject Properties borders the City of Oakwood's limits.

The proposed 49-unit two-story attached residential townhome community to be constructed by Cook Communities on the Subject Properties would directly contrast with the surrounding and existing uses permitted by Hall County. The County's existing AR-III zoning of the Subject Properties permits detached single-family dwelling units for agricultural or residential uses at a low density, as shown in the attached Chapter 17.110 of the Official Code of Hall County. *See Exhibit B.* The County's current recommended density of 1 unit per acre on the Subject Properties would be drastically increased by the proposed annexation and rezoning of the properties, which would result in approximately 3.43 units per acre. Further, the projected townhome community would be immediately adjacent to and across from detached single-family residential lots. Construction of the proposed development would be out of character with the surrounding area and would interfere with the existing homeowners' quiet enjoyment of their properties through overcrowding and by upsetting their expectation of a lower density usage in the area. Further, the rise in density would result in substantially increased traffic on Jim Crow Road. Though the applicant has proposed road improvements in the form of a right-turn (deceleration) lane at the entrance of the townhome community, this proposed change only signifies the applicant's awareness of the increase in traffic volume and the related infrastructure costs associated with increased road congestion. Thus, the proposed change in zoning and land use contained in the applications for annexation would create a large material increase in burden upon Hall County directly related to the proposed change in zoning and land use.

Moreover, the proposed change in zoning and land use as described in the applications for annexation of the Subject Properties would result in a substantial increase in the intensity of the allowable use of the properties as well as a change to a significantly different allowable use of the properties. An aerial photograph of the area immediately surrounding the proposed annexations shows that there are no attached dwelling residential communities near the Subject Properties. *See Exhibit C.* North and northwest of the Subject Properties is a single-family detached dwelling residential subdivision (the aforementioned “Park Walk at Lake Lanier”) that is within the City of Flowery Branch. *See Exhibit D.* West and southwest of the Subject Properties, across Jim Crow Road, is another single-family detached dwelling residential neighborhood (“Belmont Place”). *See Exhibit E.* Belmont Place is zoned Residential-I (R-I) in Hall County, and pursuant to Chapter 17.60 of the Official Code of Hall County no attached dwelling units are permitted. *See Exhibit F.* Although Park Walk at Lake Lanier is zoned PUD in Flowery Branch, there are no attached dwelling units in the subdivision. Flowery Branch’s PUD zoning district, as defined in Article 8 of Flowery Branch’s Code of Ordinances, “is intended to implement certain residential and mixed use developments [in] a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts.” *See Exhibit G.* This includes “suburban residential” uses but also encompasses “urban density communities” and “mixed use neighborhoods” *Id.* These alternative uses provide for more intense uses of the Subject Properties than intended by Hall County and would allow for significantly different uses of the properties than currently allowed.

Finally, the proposed change in zoning and land use would also differ from the existing uses suggested for the Subject Properties by Hall County’s 2017-2037 Comprehensive Land Use Plan. As shown on the attached Hall County Future Development Map, the Land Use Plan designates the Subject Properties for Lake Area Residential uses. *See Exhibit H.* The attached description of Lake Area Residential uses seeks to preserve established residential neighborhoods. *See Exhibit I.* The description of Lake Area Residential uses notes that future development will continue to be detached single-family homes at low densities. Thus, the proposed change in zoning and land use for the Subject Properties to allow higher density attached single-family townhomes differs significantly from the intended uses by Hall County for the area. Further, the proposed change in land use for the Subject Properties is outside those uses permitted in Hall County’s AR-III zoning ordinance regulations, which provide for low-density residential uses or agricultural uses.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petitions of Cook Communities regarding Hall County Tax Parcels 08100 001003A, 08100 001003B, 08100 001003C, and 08100 001003D this the 13th day of April, 2023.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney



March 7, 2023

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, Georgia 30504
c/o Lisa Ritchie, Commission Clerk

Re: Notification of Intent to Annex and Rezone Land Located in Hall County

Dear Ladies and Gentlemen:

Please be advised that the City of Flowery Branch, Georgia, by the authority vested in the Mayor and City Council of Flowery Branch, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of a complete application for annexation by the City of Flowery Branch, in accordance with O.C.G.A § 36-36-6 and O.C.G.A § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A § 36-36-111.

The property to be annexed and rezoned is shown on the enclosed map and is described as follows: 5704 Jim Crow Road, tax parcel identification number 08100 001003A, 0 Jim Crow Road, tax parcel identification number 08100 001003B, 0 Jim Crow Road, tax parcel identification number 08100 001003C, and 0 Jim Crow Road, tax parcel identification number 08100 001003D,

Pursuant to O.C.G.A. § 36-36-111, a complete copy of the annexation and rezoning application is also enclosed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the Mayor and City Council of the City of Flowery Branch, in writing and by certified mail, return receipt requested, or statutory overnight delivery, return receipt requested, of any county facilities or property located within the properties to be annexed, within five (5) business days of receipt of this letter.

Hall County Board of Commissioners
Annexation and Rezoning of 5704 Jim Crow Road
March 7, 2023
Page 2 of 2

Pursuant to O.C.G.A § 36-66-4 a public hearing on zoning of the property to be annexed as Flowery Branch PUD (Planned Unit Development) will be held on Thursday, April 20, 2023, at 6:00 PM in the City of Flowery Branch City Council Chamber located at 5410 Pine Street, Flowery Branch, GA 30542. If the county has an objection under O.C.G.A § 36-36-113, in accordance with the objection and resolution process, you must notify me within thirty (30) calendar days of the receipt of this notice.

Sincerely,

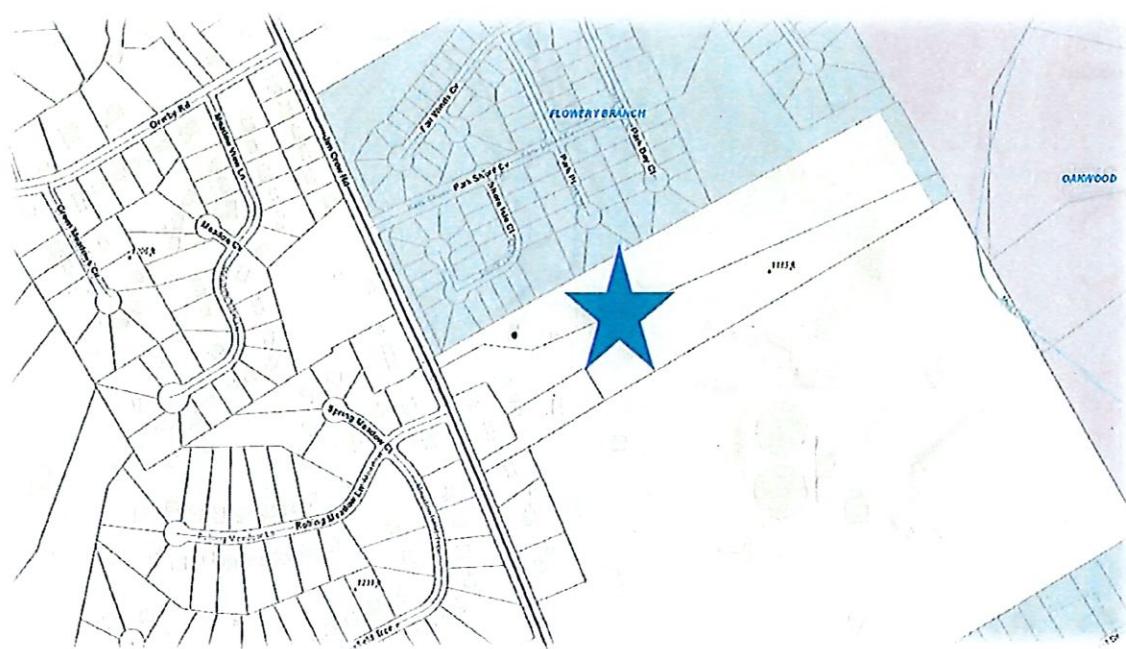
Richard JE Atkinson

Director of Planning and Community Development
City of Flowery Branch
Rich@flowerybranchga.org

RA/

Enclosures: Map of Property to Annexed and Rezoned
Annexation and Rezoning Application

cc: Bill Linkous, County Attorney
Randi Doveton, Director of Planning and Development





February 28, 2023

*Via Certified Mail, Return Receipt Requested
7021 2720 0002 6758 5206*

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, Georgia 30504
c/o Lisa Ritchie, Commission Clerk



Re: Notification of Intent to Annex and Rezone Land Located in Hall County

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This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of acceptance of a complete application for annexation by the City of Flowery Branch, in accordance with O.C.G.A § 36-36-6 and O.C.G.A § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A § 36-36-111.

The property to be annexed and rezoned is shown on the enclosed map and is described as follows:
5704 Jim Crow Road, tax parcel identification number 08100 001003A

Pursuant to O.C.G.A. § 36-36-111, a complete copy of the annexation and rezoning application is also enclosed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the Mayor and City Council of the City of Flowery Branch, in writing and by certified mail, return receipt requested, or statutory overnight delivery, return receipt requested, of any county facilities or property located within the properties to be annexed, within five (5) business days of receipt of this letter.

Hall County Board of Commissioners
Annexation and Rezoning of 5704 Jim Crow Road
February 28, 2023
Page 2 of 2

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Sincerely,

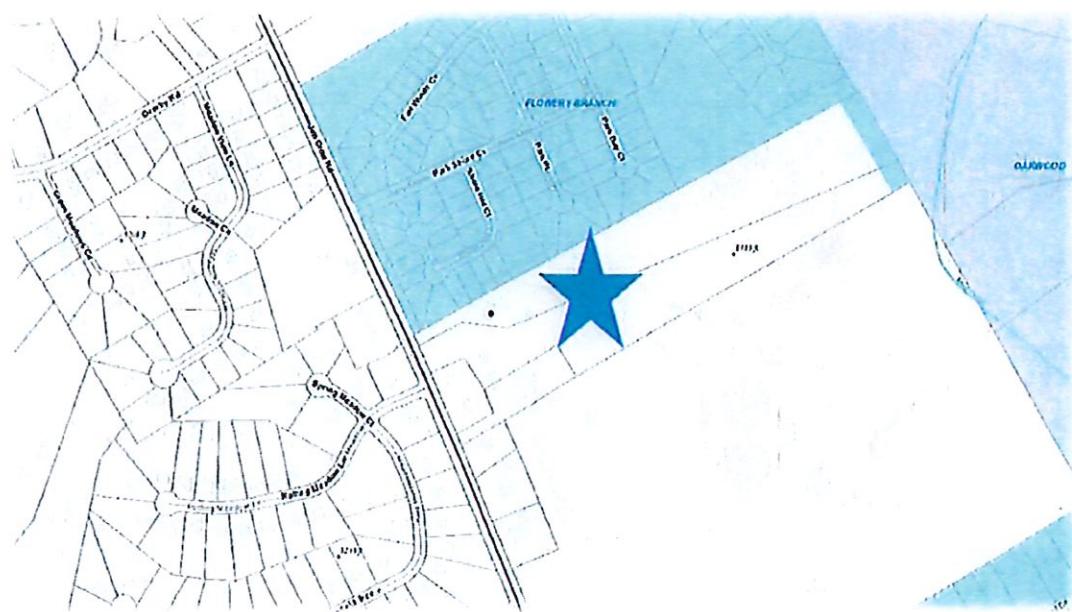
Richard JE Atkinson

Director of Planning and Community Development
City of Flowery Branch
Rich@flowerybranchga.org

RA/

Enclosures: Map of Property to Annexed and Rezoned
Annexation and Rezoning Application

cc: Bill Linkous, County Attorney
Randi Doveton, Director of Planning and Development



William Linkous III (Legal Services)

From: Richard Atkinson <rich@flowerybranchga.org>
Sent: Tuesday, March 7, 2023 10:26 AM
To: Jennifer Rivera (Administration)
Cc: David Webb (Planning); William Linkous III (Legal Services); Randi Doveton (Planning)
Subject: [Detection | Content | Attachment]Proposed Annexation; Flowery Branch
Attachments: Cook Letter to County March 7 via e-mail.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

Good Morning All,

Please see attached information regarding a proposed annexation on Jim Crow Road. If you have any questions, please let me know.

Thank you,
Rich



ANNEXATION APPLICATION

Date: 4/29/22

Address of Request:
5704 Jim Crow Road
Flowery Branch, GA 30542

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature Shelia Cooper 2/23/2023

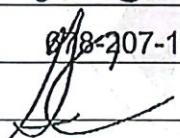
Applicant Information

Name: Cook Communities

Address: 3120 Frontage Road
Gainesville, GA 30504

E-mail address: gcook@cook-residential.com

Phone number: 770-207-1500

Signature: 

Property owner information (if different than the applicant)

Property owner (please print): Shadow Stone Partners, LLC

Signature of property owner: 



Property Information

Tax Map Number: 08100 001003A ,B,C,D

Current Zoning: AR3 Total Acres: 14.268

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD

Proposed City of Flowery Branch Character Area: Residential

Current Use: Residential

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? No

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation \geq 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

N/A

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

N/A

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

N/A

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

N/A

N/A



REZONING APPLICATION

Date: 4/29/22

Address of Request: 5704 Jim Crow Road
Flowery Branch, GA 30542

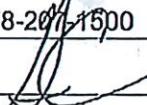
Tax Map # 08100 001003A, B, C, D Current Zoning: AR3
Is this site located within the boundaries of the historic district? No
Currently a conforming use? No
Any conditions of zoning, CUP's, etc.? No

Applicant Information

Name: Cook Communities
Address: 3120 Frontage Road
Gainesville, GA 30504

E-mail address: gcook@cook-residential.com

Phone number: 678-207-1500

Signature: 

Notary: Leigh Anne Gilliam



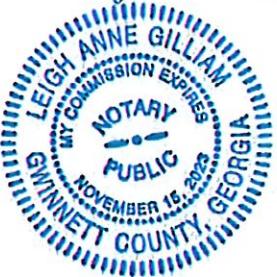


Property owner information (if different than the applicant)

Property owner (please print): Shadowstone Partners, LLC

Signature of property owner: 

Notary:



Property Information

Tax Map Number: 08100 001003A, B, C, D

Current Zoning: AR3 Total Acres: 14.268

Is this property located within the city-limits of Flowery Branch? No

Proposed City of Flowery Branch Zoning: PUD

Current Use: Residential

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

N/A

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

N/A

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

N/A



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

N/A

N/A

CITY STAFF ONLY

Application Received By: RJEA

Date: 2/24/2023 Total Fee: 1,000





ANNEXATION APPLICATION

Date: 2/13/2023

Address of Request:
5704 Jim Crow Road
Flowery Branch, GA 30542

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature Shelia Cooper 2/23/2023

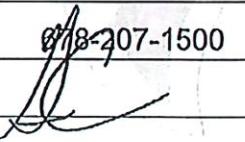
Applicant Information

Name: Cook Communities

Address: 3120 Frontage Road
Gainesville, GA 30504

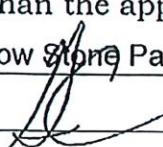
E-mail address: gcook@cook-residential.com

Phone number: 678-707-1500

Signature: 

Property owner information (if different than the applicant)

Property owner (please print): Shadow Stone Partners, LLC

Signature of property owner: 



Property Information

Tax Map Number: 08100 001003A ,B,C,D

Current Zoning: AR3 Total Acres: 14.268

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD

Proposed City of Flowery Branch Character Area: Residential

Current Use: Residential

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? No

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation \geq 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



February 13th, 2023

City of Flowery Branch
5512 Main Street
Flowery Branch, GA 30542
(770) 967-6371

LETTER OF INTENT

Rezoning/Annexation for the Parker's Place at Lanier – Flowery Branch, GA
5704 Jim Crow Road – Flowery Branch, GA 30542
Tax Parcel No. 08100 001003A, 08100 001003B, 08100 001003C & 08100 001003D
L.L. 100 / 8th District
(Note: A copy of a combination Survey is included in this application for clarification – 14.27
Acres total)

Cook Communities submits this Letter of Intent and attached Application for the purpose of rezoning/annexing to the City of Flowery Branch's Planned Unit Development (PUD) Zoning Classification for the 14.27-acre tract located along Jim Crow Road, south of the existing Park Walk at Lanier Residential Development. The property currently lies in unincorporated Hall County and is adjacent to the Flowery Branch City Limits to the north. The subject property is currently zoned AR-III (Hall County) and contains one single family home and associated outbuilding. The intent is to annex the entire property shown on the combination/boundary survey into the City of Flowery Branch. All property included in this application is owned by Shadow Stone Partners, LLC. (See Rezoning Exhibit).

Cook Communities proposes to develop a distinctive and attractive single-family attached neighborhood with amenities. The neighborhood will consist of Forty-nine (49) 2-story attached cottage style homes and is proposed to be age-restricted for residents 55 and older. Each home will have 3 or 4-bedrooms and 2 or 3 bathrooms. The heated S.F. for the proposed units will be 1,550+ S.F. with a 2-Car Garage. The 2-Car garages will be located a minimum of 23' from the back of sidewalk as required. Additionally, the homes will include attractive architectural elements including shake and board and batten siding, stone/brick accents, a variety of unique garage doors and sodded yards. The proposed units are intended to meet the requirements of the recently adopted Ordinance 657 (Article 12 – Section 12.6). Attached to this letter of intent is a rendering of the proposed units for reference. These homes will meet the same quality and price point of homes in the surrounding area.



Amenities proposed for the development include a small community clubhouse, pickleball courts, sidewalks with connected walking trails, pocket parks and attractive landscaping. An exhibit and rendering of the proposed amenities are provided with this submittal for visual reference.

Access for the development will be provided along Jim Crow Road with a proposed right-turn (deceleration) lane provided at the entrance. The entrance will have an attractive monument-type sign with landscaping and will be gated. The provisions for water and sanitary sewer for the development will be provided by the City of Gainesville and the City of Flowery Branch.

The applicant and its representatives welcome the opportunity to meet with the City of Flowery Branch staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Keith Cook".

Cook Communities / Keith Cook

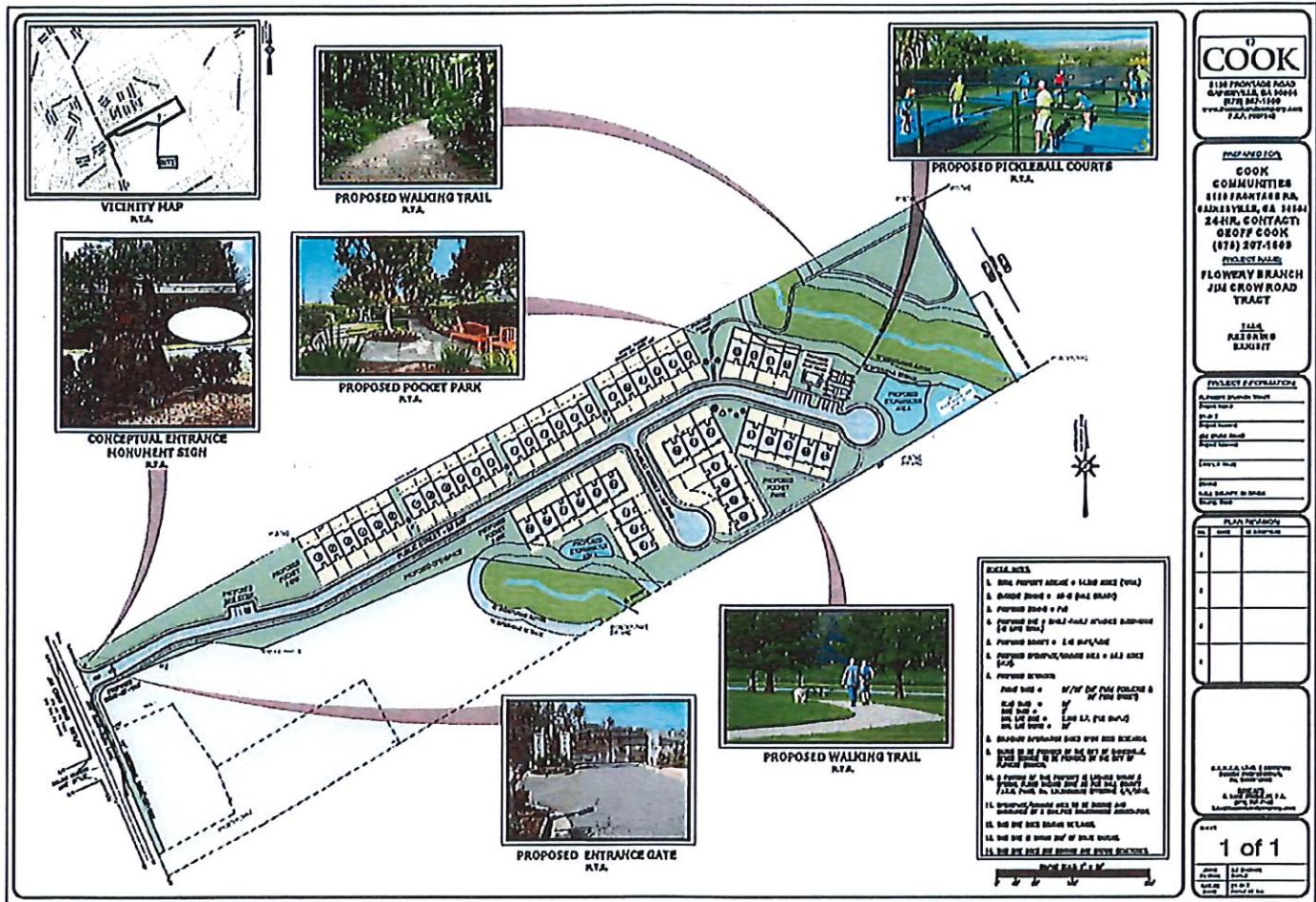


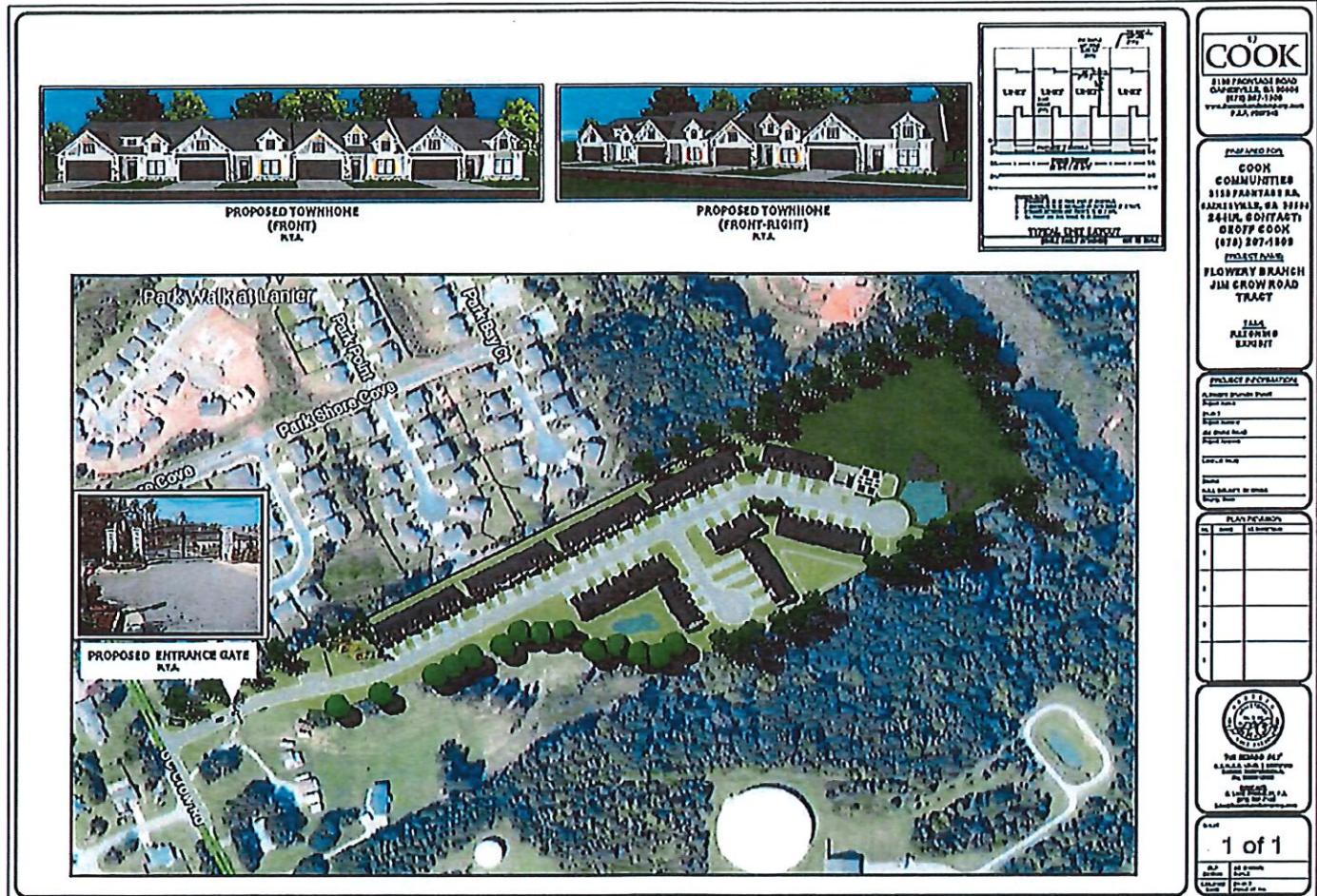
- (h) Parking will include:
 - a. 2-Car with Driveway (23' From Back of Sidewalk)
 - b. 5 Spaces for Proposed Mail Kiosk
 - c. 10 Spaces at Proposed Clubhouse and Pickleball Courts
- (i) Will Provide as requested.

Development Analysis

The development being proposed by Cook Communities is in line with the City of Flowery Branch's 2041 Comprehensive Plan. While currently not specifically included (as it lies in Hall County), the adjacent neighborhood (Park Walk at Lanier) has a similar zoning to what is being requested. The 2041 Comprehensive Plan and Future Land use map targets this area as Suburban Residential, and the comprehensive plan suggests smaller lots may be appropriate in a PUD zoning district. Cook Communities feels this development generally meets the objectives of the PUD Zoning district when viewed as a small part of the overall community. While this development proposes only single-family attached homes, it provides the broader mix of residential housing types when viewed as a part of the surrounding neighborhoods. Jim Crow Road contains primarily single-family residential neighborhoods of varying densities from its intersection with McEver Road to its Termination at Lake Lanier. The Parker's Place at Lanier Development is similar to the recent development trend in the area. The adjacent neighborhood statistics are included in the additional material submitted as part of the application. No adverse effect is anticipated from the proposed development as it is inline with the surrounding uses as a single-family residential development. A deceleration lane is proposed at the entrance for cars traveling from McEver Road which will be the primary travel route. The subdivision will be gated. The existing use of the Subject Property is a single-family residence with undeveloped acreage. Gravity Sewer is available in the rear portion of the property and public water available along Jim Crow Road. The impact to local schools will be minimal as this will be an age-restricted 55+ community. This portion of Hall County and the City of Flowery Branch has seen significant development in recent years, with an increase in demand for housing of all types. Cook Communities feels this community will provide a housing option that is currently underrepresented in the city. The Parker's Place at Lanier development will meet all the state and City of Flowery Branch's requirements including environmental, erosion and stormwater requirements.

The applicant and its representatives welcome the opportunity to meet with the City of Flowery Branch staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.







February 13th, 2023

City of Flowery Branch
5512 Main Street
Flowery Branch, GA 30542
(770) 967-6371

DEVELOPMENT STATISTIC AND ANALYSIS

Parker's Place at Lanier – Flowery Branch, GA
5704 Jim Crow Road – Flowery Branch, GA 30542
Tax Parcel No. 08100 001003A, 08100 001003B, 08100 001003C & 08100 001003D
L.L. 100 / 8th District

(Note: A copy of a combination Survey is included in this application for clarification – 14.27 Acres total)

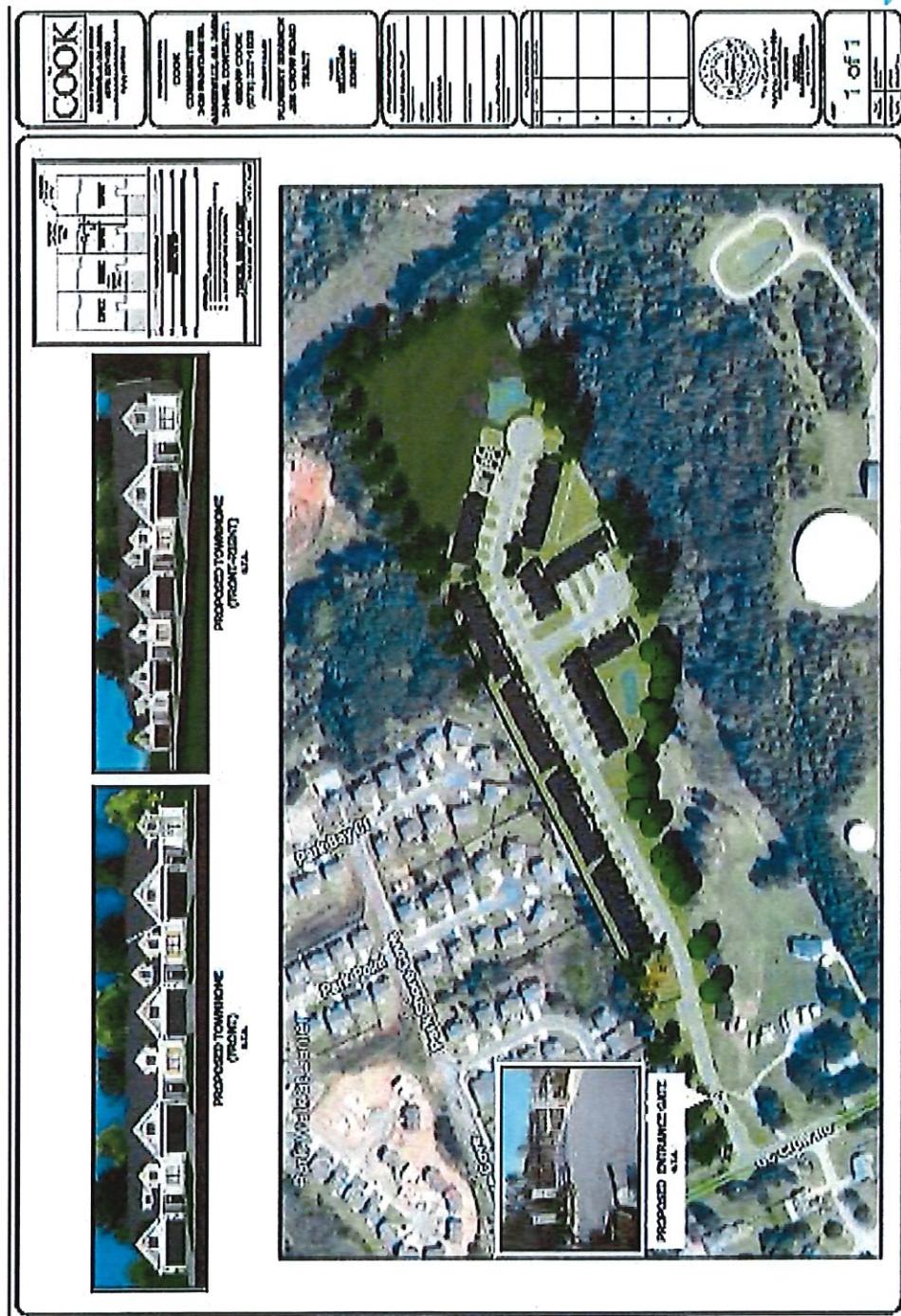
Development Statistics

As part of this application, a site plan of the proposed development was submitted depicting the subdivision and typical fee simple building lots and proposed units for the neighborhood. The below information is meant to ensure all requested information is included.

- (a) Maximum Height of Proposed Homes – 35'
- (b) Minimum S.F. of proposed Homes – 1,500 S.F.+ (Heated) (2-Story)
- (c) Color Renderings of Proposed Homes are included with this submittal
 - a. (See 2b-Rezoning Exhibit (Rendering).pdf)
- (d) The Proposed Building Materials for the homes are included
 - a. (See Letter of Intent)
- (e) Maximum of 49 Single-Family Attached Homes (Fee Simple Townhome Lots)
 - a. Minimum Lot Size = 2,000 S.F. (Min. Shown 3,500 S.F.)
 - b. Minimum 1,500+ S.F. Heated (2-Car Garage) – 2 Story
- (f) Proposed Overall Lot Coverage (Entire Project) = 30%
- (g) Proposed Landscaped Area
 - a. A minimum of 2 Trees per Lot (See Typical Lot Detail)
 - b. A minimum of 10' Landscape Buffer adjacent to existing neighborhood.
 - c. Pocket Parks and Walking Trails
 - d. Attractive Entrance Monument (Development will be Gated)



HALL COUNTY
GEORGIA 15





HALL COUNTY
GEORGIA

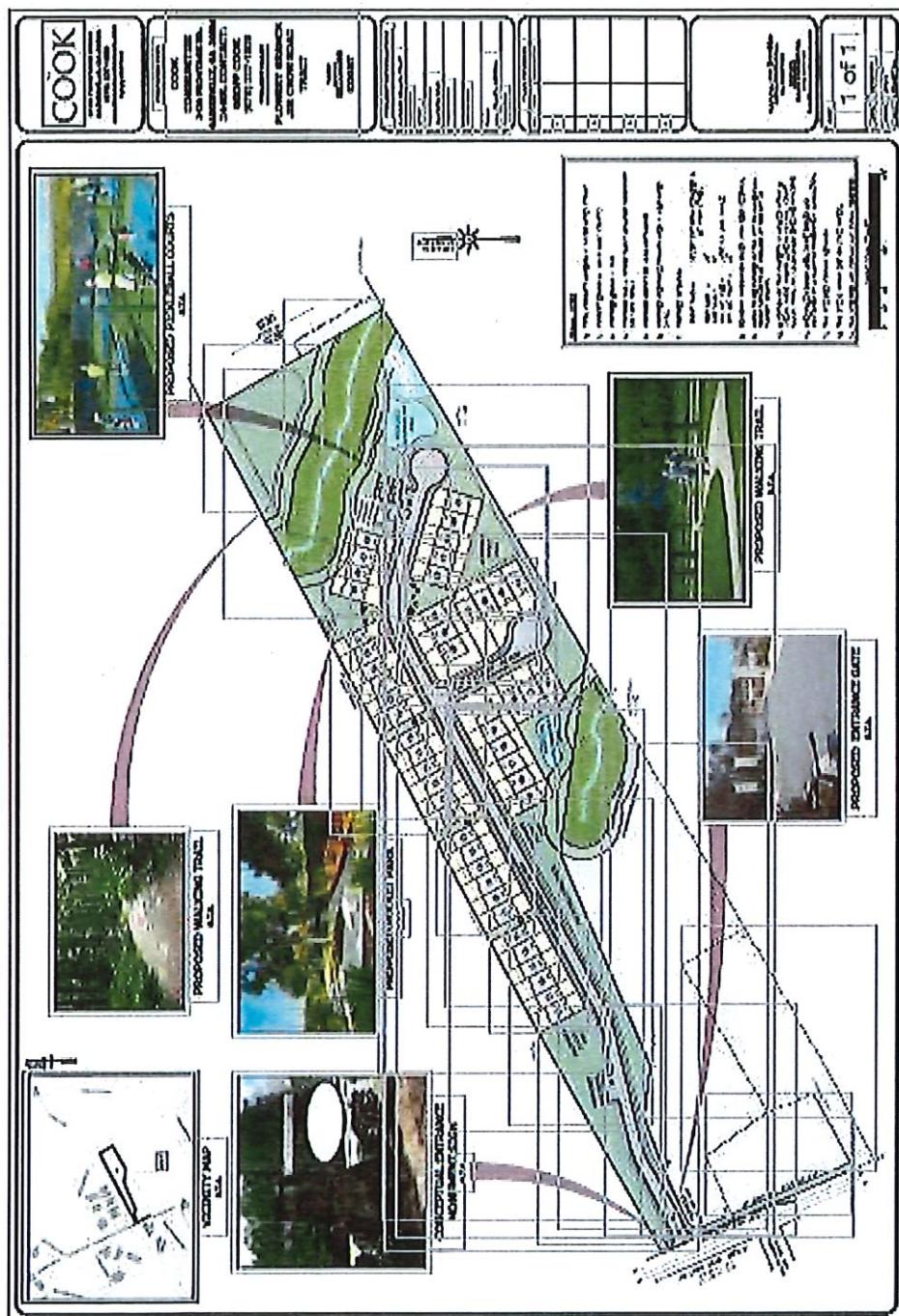


Exhibit A
Shadow Stone Partners
Parcel No. 08100 001003A

All that tract or parcel of land lying and being in Land Lot 100 of the 8th District, Hall County, Georgia, and being a portion of the lands of Shadow Stone Partners, LLC as recorded in Deed Book 9009, Page 760 of Hall County, Georgia Records. Said tract being described by the following description:

To find the point of beginning, COMMENCE at the intersection of Rolling Meadows Lane (having a 50-foot right-of-way per Plat Book 880, Page 242) and Jim Crow Road (having a 50-foot right-of-way per Plat Book 880, Page 242); Thence leaving said intersection and running along a tie-line, N 17°25'04" W a distance of 224.06 feet to a point on the Easterly right-of-way line of Jim Crow Road, said point having a Georgia Grid North, NAD 83, West Zone value of N: 1531493.7054 E: 2368680.5630 and the TRUE POINT OF BEGINNING; thence leaving said right-of-way, N 60°39'55" E a distance of 521.71 feet to a 1/2 - inch rebar found on the North line of the lands of Shadow Stone Partners, LLC; thence leaving said rebar, N 61°44'00" E a distance of 1488.22 feet to a 1/2 - inch rebar; thence leaving said rebar, S 29°49'03" E a distance of 324.58 feet to an iron pin set; thence leaving said iron pin, S 29°49'03" E a distance of 104.68 feet to a 1/2 - inch rebar; thence leaving said rebar, S 59°38'38" W a distance of 844.04 feet to a point; thence N 82°18'45" W a distance of 414.47 feet to a point; thence S 66°58'36" W a distance of 487.30 feet to an iron pin set; thence leaving said iron pin, N 82°34'39" W a distance of 107.03 feet to a point; thence S 68°20'03" W a distance of 126.25 feet to a point; thence with a curve turning to the left with an arc length of 16.43 feet, with a radius of 325.00 feet, with a chord bearing of S 66°53'10" W, with a chord length of 16.43 feet to a point; thence S 65°26'17" W a distance of 94.28 feet to a point; thence with a curve turning to the left with an arc length of 39.07 feet, with a radius of 25.00 feet, with a chord bearing of S 20°40'01" W, with a chord length of 35.21 feet to a point; thence S 23°44'52" E a distance of 65.57 feet to a point; thence S 23°21'15" E a distance of 117.57 feet to a point; thence S 23°20'49" E a distance of 155.87 feet to a point; thence S 61°16'42" W a distance of 15.07 feet to a point; thence N 23°20'43" W a distance of 274.91 feet to a point; thence N 23°21'42" W a distance of 29.58 feet to a point; thence N 24°06'15" W a distance of 50.27 feet to a point; thence N 24°39'30" W a distance of 34.90 feet to a point; thence N 23°55'32" W a distance of 50.62 to a point, said point being the TRUE POINT OF BEGINNING.

Said tract being a portion of the lands of Shadow Stone Partners, LLC, containing 14.268 acres (621517.6 square feet) dated April 28, 2022.

CHAPTER 17.110. - AGRICULTURAL- RESIDENTIAL-III DISTRICT (AR-III)

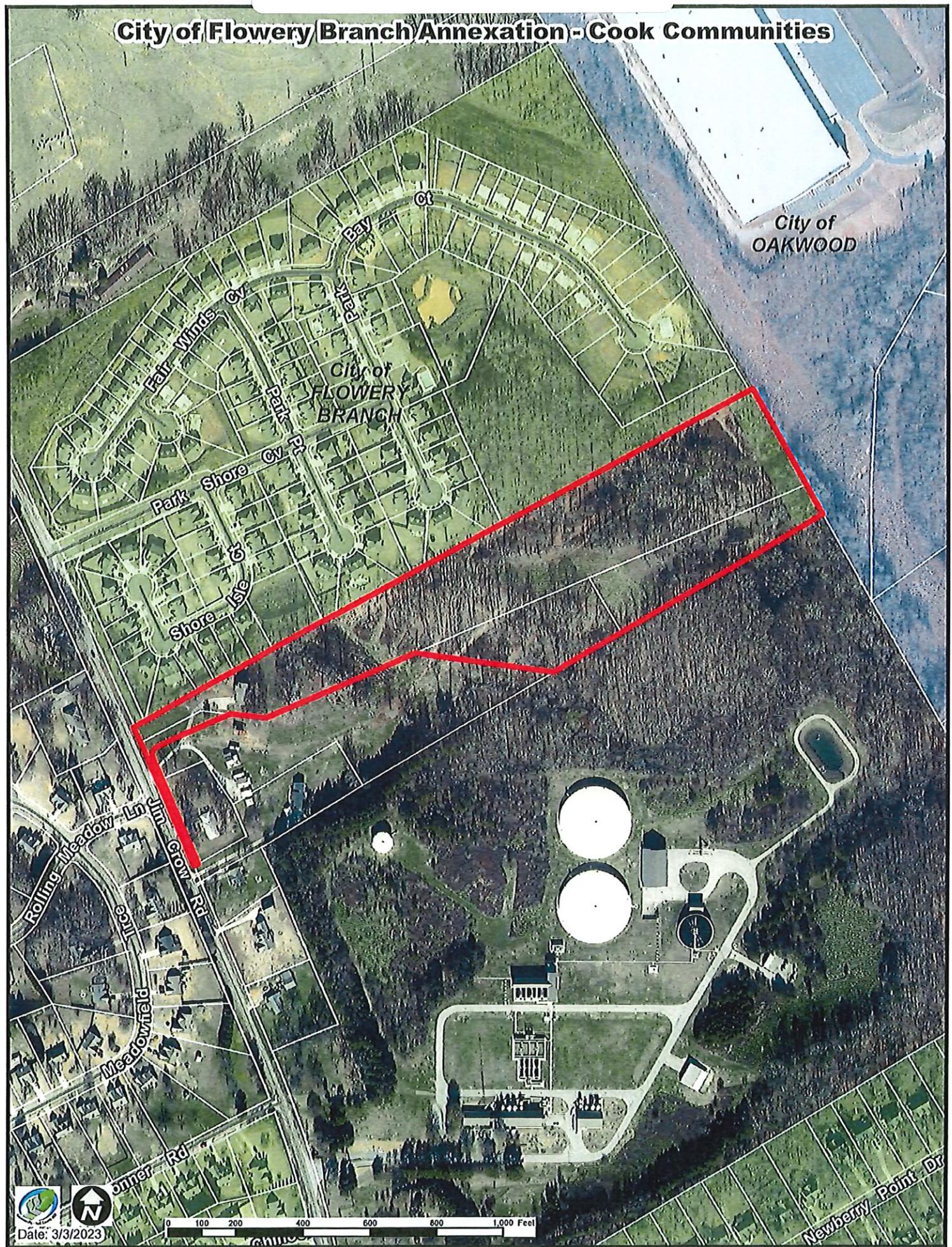
17.110.010. - Permitted uses.

Uses permitted in the AR-III district include:

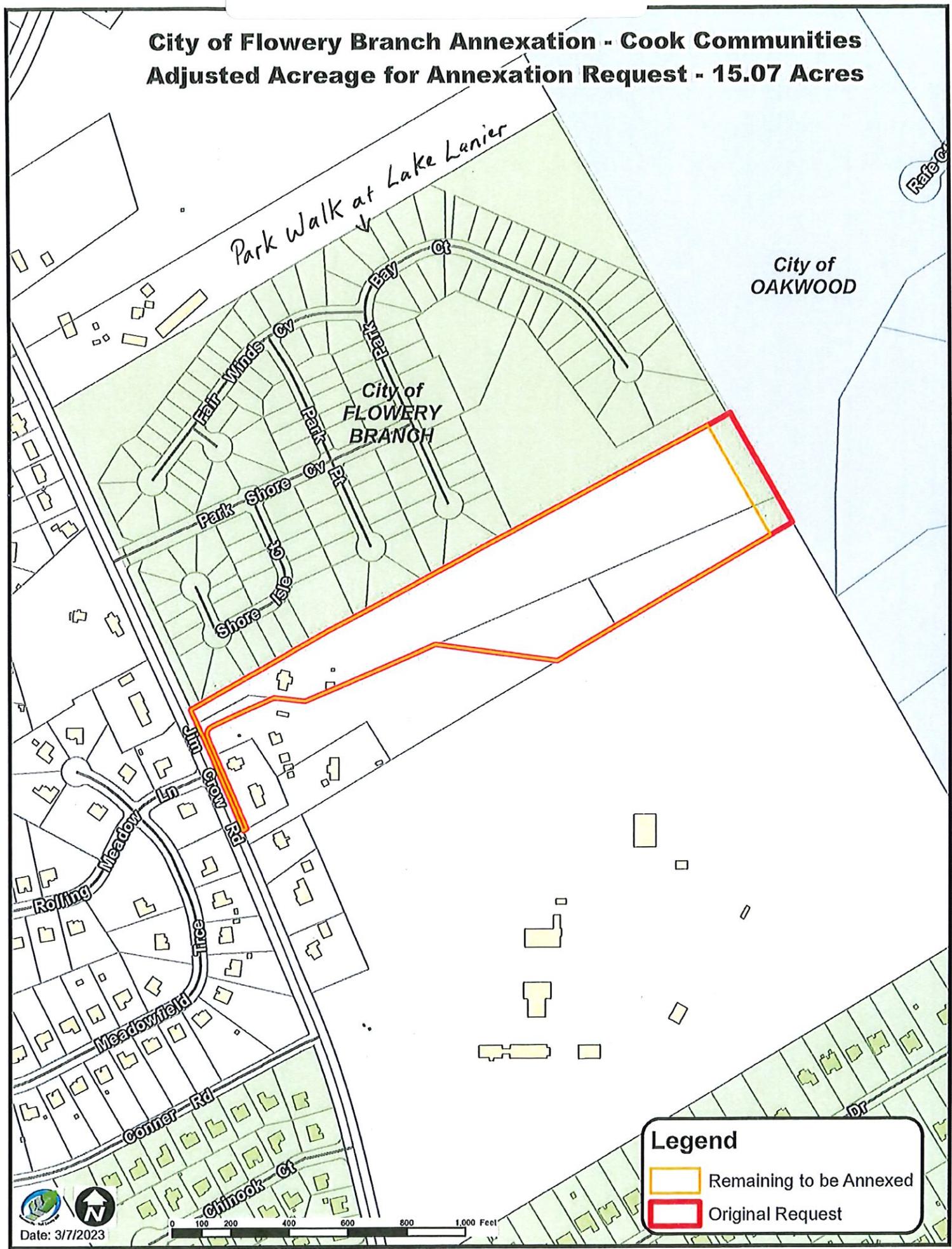
- A. Agricultural, horticultural [uses] and/or farm winery.
- B. Accessory farm uses including the sale of products grown on the premises and the keeping of livestock or poultry.
- C. Residences:
 - 1. Site-built single-family detached dwelling units.
 - 2. Class A single-family manufactured home.
 - 3. Class A single-family industrialized dwelling units.
- D. Non-commercial accessory residential uses, including but not limited to a private garage, detached home workshop, swimming pool, or greenhouse, all of which shall be incidental to the use of the property as a residence.
- E. Home offices.
- F. Churches and other places of worship, but excluding cemeteries.
- G. County uses including parks and playgrounds, but excluding cemeteries.
- H. [Deleted 1-13-92.]
- I. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of [chapter 17.210](#) are met.
- J. Minor subdivisions.
- K. Sawmills used to process timber grown and harvested on the property where it is processed, provided the conditions of [chapter 17.210](#) are met.
- L. Family day care home.
- M. Construction trailer, provided the conditions of [chapter 17.210](#) are met.
- N. Community residences, provided the conditions of [chapter 17.210](#) are met.

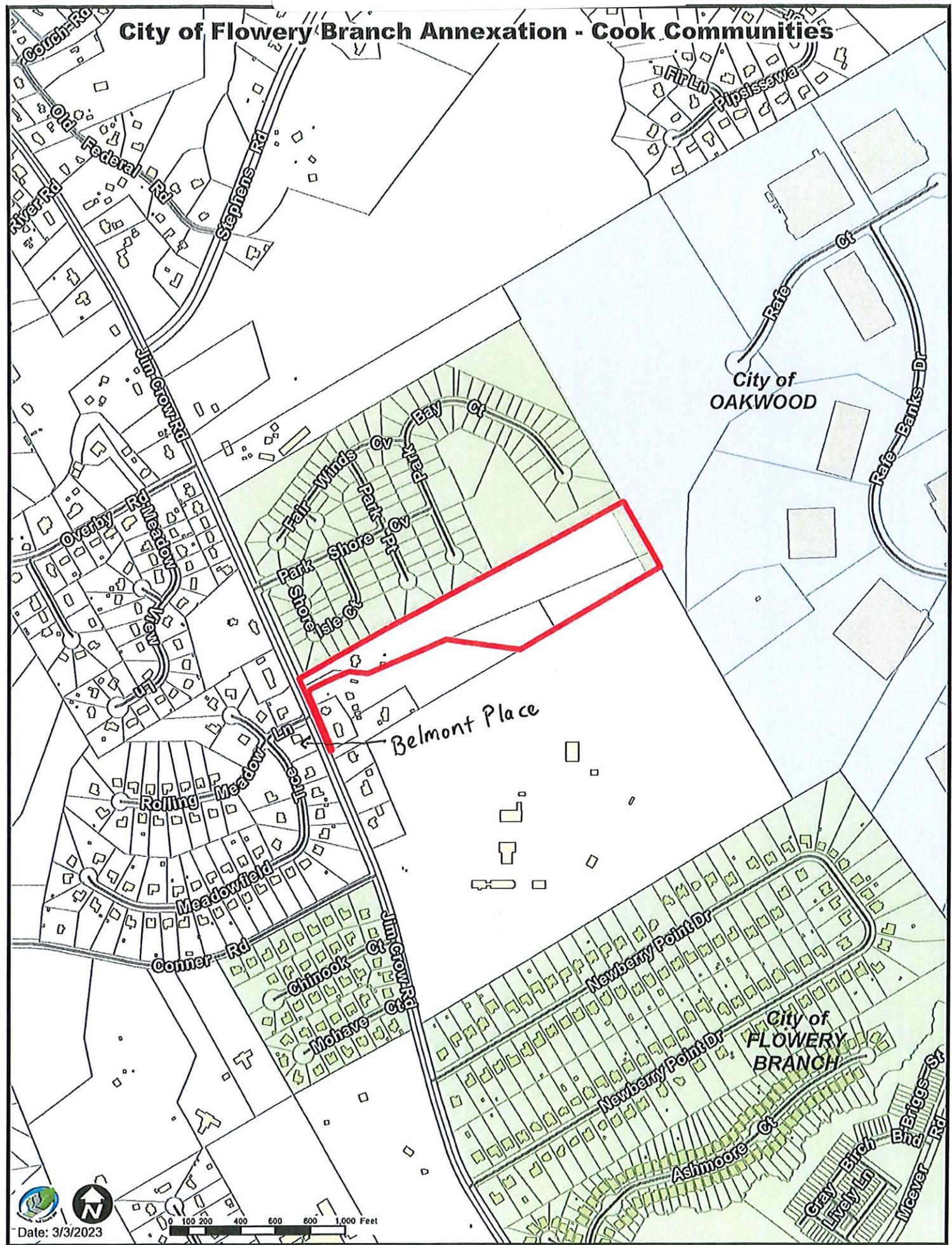
O. Home occupations, provided the conditions of [chapter 17.210](#) are met.

P. Transient occupancy of a vacation home provided all requirements of [chapter 17.216](#) are met.

City of Flowery Branch Annexation - Cook Communities

**City of Flowery Branch Annexation - Cook Communities
Adjusted Acreage for Annexation Request - 15.07 Acres**





CHAPTER 17.60. – RESIDENTIAL-I DISTRICT (R-I)

17.60.010. - Permitted uses.

Permitted uses in the R-I district are:

A. Residences:

1. Site-built single-family detached dwelling units.
2. Class A single-family detached industrialized dwelling units.

B. Non-commercial accessory residential uses, including but not limited to a private garage, detached home workshop, swimming pool, or greenhouse, all of which shall be incidental to the use of the property as a residence.

C. Home offices.

D. Agricultural or horticultural uses.

E. Churches and other places of worship, but excluding cemeteries.

F. County uses including parks and playgrounds, but excluding cemeteries.

G. [Reserved.]

H. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of [chapter 17.210](#) are met.

I. Family day care home.

J. Community residences, provided the conditions of [chapter 17.210](#) are met.

K. Home occupations, provided the conditions of [chapter 17.210](#) are met.

L. Transient occupancy of a vacation home provided all requirements of [chapter 17.216](#) are met.

ARTICLE 8. - PUD, PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 8.1. - Description and Intent.

This zoning district is intended to implement certain residential and mixed use developments a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts. It is specifically intended to primarily implement the "suburban residential" character area established in the comprehensive plan but may also be used to implement the "urban density community", "mixed use - neighborhood", and "activity center" character areas.

Sec. 8.2. - Objectives.

The Planned Unit Development District is intended to meet the following objectives:

- (a) Allow and encourage more unique, flexible, creative, and imaginative arrangements and mixes of land uses in site planning and development than are permitted through conventional land use requirements.
- (b) Encourage a broader mix of residential housing types, including detached and attached dwellings, than would normally be constructed in conventional subdivisions.
- (c) Allow and encourage the development of tracts of land as single developments that are planned neighborhoods or communities, including civic and semi-public uses (e.g., schools, playgrounds, meeting halls, etc.) that help to make up a community.
- (d) Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- (e) Provide for the more efficient use of land through clustering and other flexible, innovative development arrangements that will result in smaller networks of utilities and streets and thereby lower development and housing costs.
- (f) Provide a more desirable living environment than would be possible through the strict application of conventional residential zoning requirements.
- (g) Establish application requirements that are more rigorous than rezoning applications and conditional use permits but no more onerous than necessary to enable thorough analyses.
- (h) Ensure that the design of building forms is interrelated and architecturally harmonious.

Sec. 8.3. - Character.

Design of detached single-family neighborhoods and residential communities in the PUD district may follow principles of conventional suburban subdivision design which typically include curvilinear streets with some cul-de-sacs. However, PUD districts are intended to differ from conventional subdivisions in that they provide greater pedestrian access and interconnections between and among units of the neighborhood. In addition, neotraditional development or conservation subdivision design principles are particularly encouraged when this district is applied to urban and suburban areas, respectively. This district is primarily envisioned to apply to urban and suburban areas with sanitary sewer and public water service, though it may be used to provide for imaginative site arrangements in rural areas at exurban/rural densities.

Sec. 8.4. - Permitted Uses.

Permitted uses shall be proposed by an applicant for rezoning to PUD and shall be limited to those uses approved by the Governing Body; provided, however, that the following shall apply when the site proposed to be rezoned and developed is designated as "suburban residential" on the adopted future development map of the City of Flowery Branch:

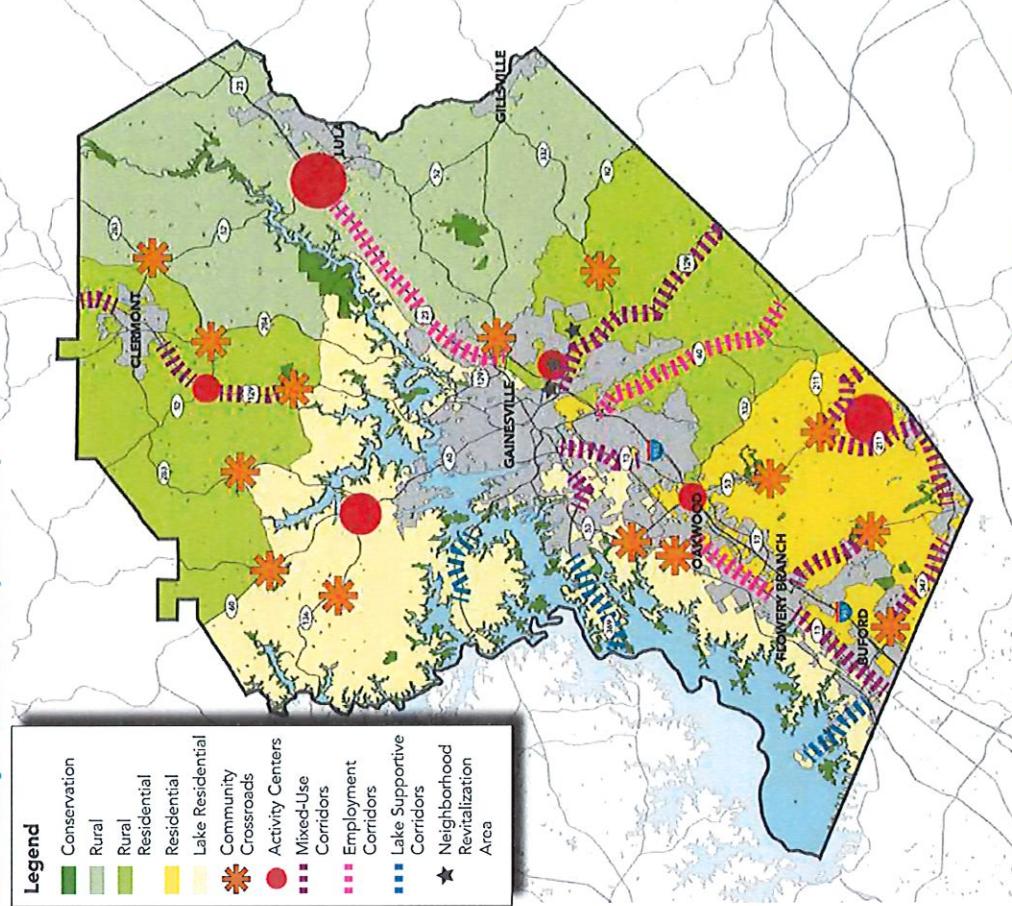
- (a) At least twenty (20) percent of the total area of the planned unit development shall be conservation, open space, and/or landscaped area.
- (b) At least seventy (70) percent of the units proposed and approved as part of the planned community development shall be detached, single-family dwellings.

In the case of a PUD zoning district that was already developed or partially developed on the effective date of this zoning ordinance, said development shall continue to be governed by the conditions of zoning, site or development plan approval, architectural elevations, approved mixes of uses, and any other development-specific stipulations of the original PUD approval, until or unless otherwise amended by the Governing Body, and the land use parameters described in this Section shall not apply to such prior PUD zoning district approvals by the Governing Body.

The applicant for PUD zoning shall include in the application a list of all land uses proposed to be included in the PUD, which shall be limiting on the application if approved, unless otherwise specifically provided by the Governing Body. In addition, the application shall contain a development schedule indicating the approximate dates for beginning and completing the project, or each phase if the development is to be phased, and the extent of development and types of land uses in each phase. This information shall also specify the number of residential units by type and density, and the total square footage of buildings devoted to non-residential uses.

FUTURE DEVELOPMENT GUIDE Chapter 4

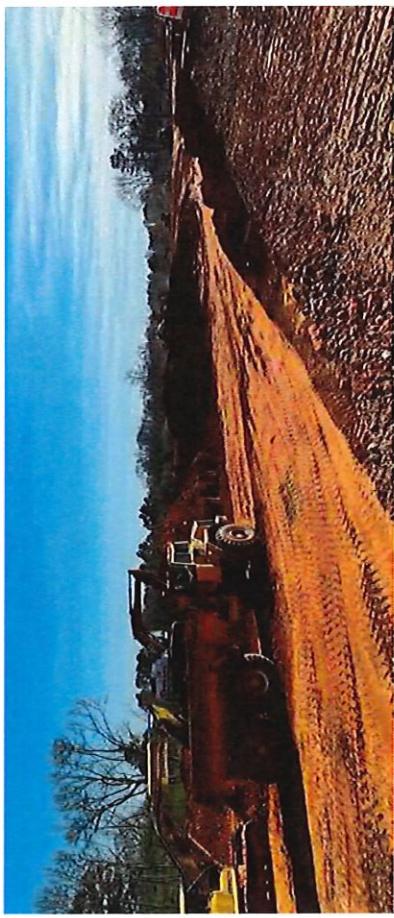
Hall County Future Development Map



Adapted from 2017 Hall County Forward Plan, Date

HALL COUNTY FORWARD | Comprehensive Plan

Future Development Guide | 18



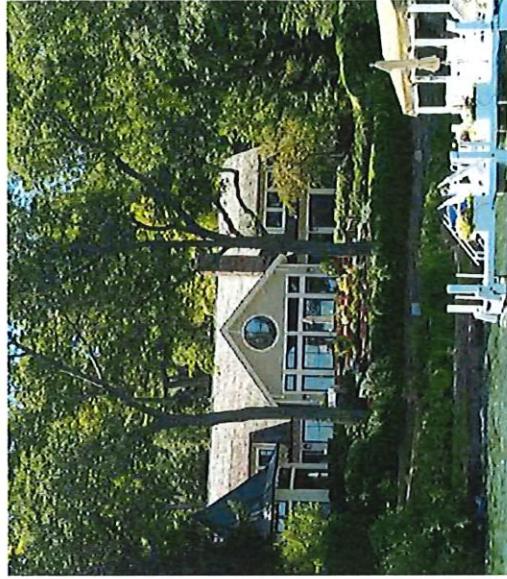
A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

The Future Development Guide includes the three section shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.



Lake Area Residential

Intent: PRESERVE established neighborhoods and CREATE opportunities for permanent and vacation residences similar in land use patterns to Residential Areas but at lower residential densities.

General Characteristics: The Lake Area residential category includes low-density, residential development and neighborhoods. Land use patterns are similar to Residential Areas, and there is orientation toward Lake Lanier in terms of development and flexibility in use of single-family homes. The area includes the 500-foot buffer around the lake, wherein properties have the potential to be zoned Vacation Cottage District in order for single-family homes to be used as short-term vacation rentals.

Future development will continue to be detached, single family homes at low densities in addition to less intensive agricultural uses that are found in the northwestern part of the area.

Applications: Lake Area Residential Areas include portions of the county adjacent to or near Lake Lanier, including parts of Murrayville/ Sardis, Gainesville, and South Hall areas. These areas are located outside of the County's sewer service area, but public water is available.

Primary Future Land Uses

- Low density residential
- Less intensive agriculture
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 1.2, RC 1.3, RC 1.4, RC 1.7, RC 1.9, RC 2.1, RC 2.3, RC 2.7, RC 3.1, RC 3.3