

## ZONING NARRATIVE

Applicant seeks both the modification of an existing PRD and to add additional acreage to that PRD. The additional acreage will be rezoned from AR-III to PRD so as to allow the development of the additional acreage as a third phase of the exiting Hazelton Subdivision.

A complete list of the parcels involved in this application is:

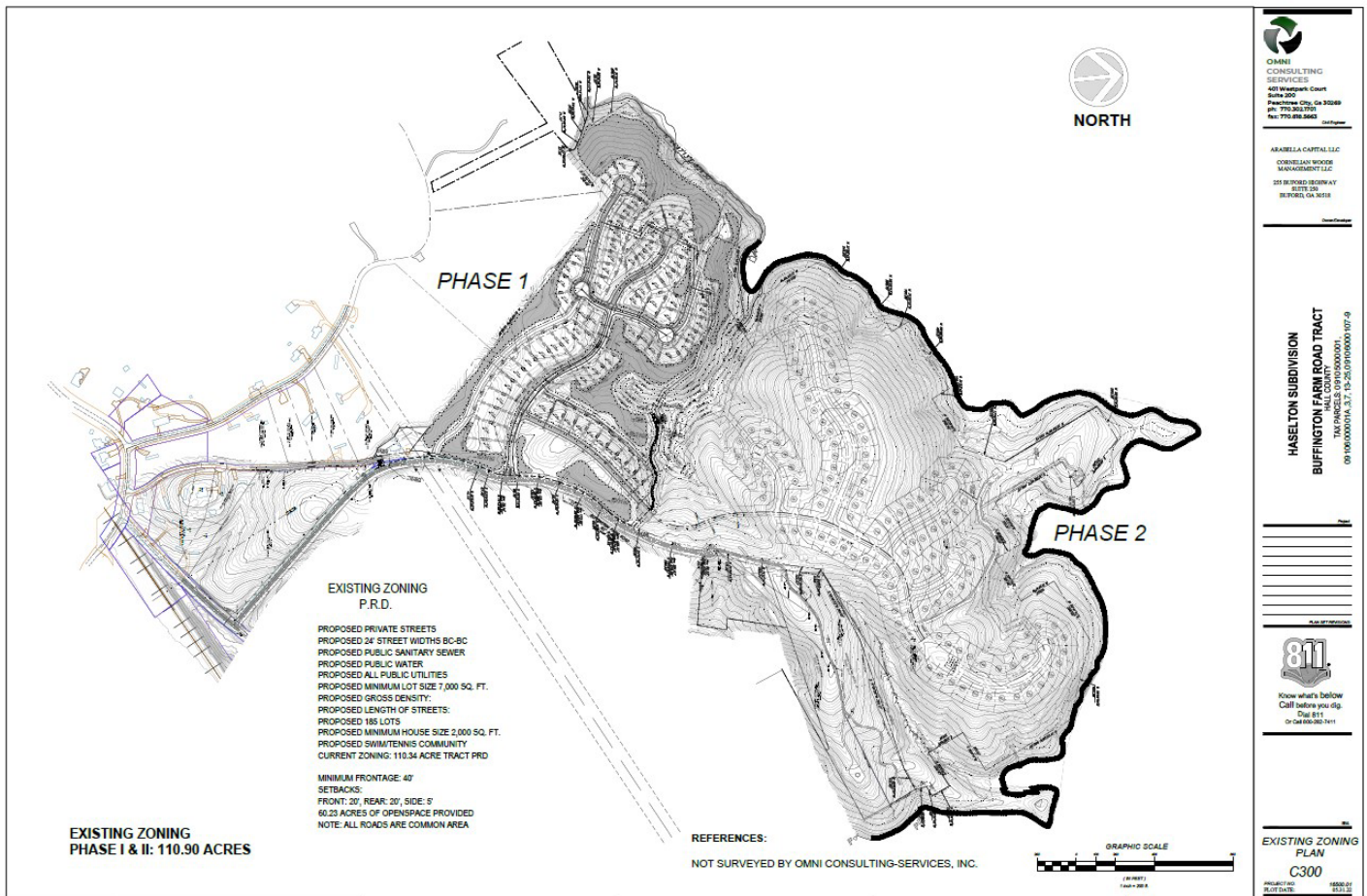
Owner: Green Implementation Group LLC

09105 000001	3329 WISHING WELL TER
09106 000001A	3271 BUFFINGTON FARM RD
09106 000007	3293 BUFFINGTON FARM RD
09106 000013	3205 WATER LILY DR
09106 000014	3211 WATER LILY DR
09106 000015	3217 WATER LILY DR
09106 000016	3223 WATER LILY DR
09106 000017	3229 WATER LILY DR
09106 000018	3237 WATER LILY DR
09106 000019	3325 WISHING WELL TER
09106 000020	3330 WISHING WELL TER
09106 000021	3320 WISHING WELL TER
09106 000022	3234 WATER LILY DR
09106 000023	3220 WATER LILY DR
09106 000024	3208 WATER LILY DR
09106 000025	3317 WISHING WELL TER
09108 000107	3302 WISHING WELL TER
09108 000108	3303 WISHING WELL TER
09108 000109	3309 WISHING WELL TER
09106 000003	3341 BUFFINGTON FARM

Owner: MAMBO CAT LLC

09106 000005	3270 BUFFINGTON FARM
--------------	----------------------

History of Use. That portion of the property that is now designated as Phase I was originally platted as a subdivision of estate lots in 2005 as currently shown on the tax assessor records. That development was never successful. In May 2016 the property that is now designated as Phase I and Phase II of the Haselton subdivision was rezoned to PRD for use as a subdivision. This PRD did away with the previous estate lots. The current PRD is configured as shown below:



Phase I of the subdivision is currently under development. A land disturbance permit was issued on December 14, 2017. The development of sewer infrastructure in the area, the pandemic and other market conditions have delayed the development of this Phase. However, horizontal development of infrastructure for this Phase is now underway. A copy of the Civil/Site plans for Phase I have been included with the materials filed along with this application.

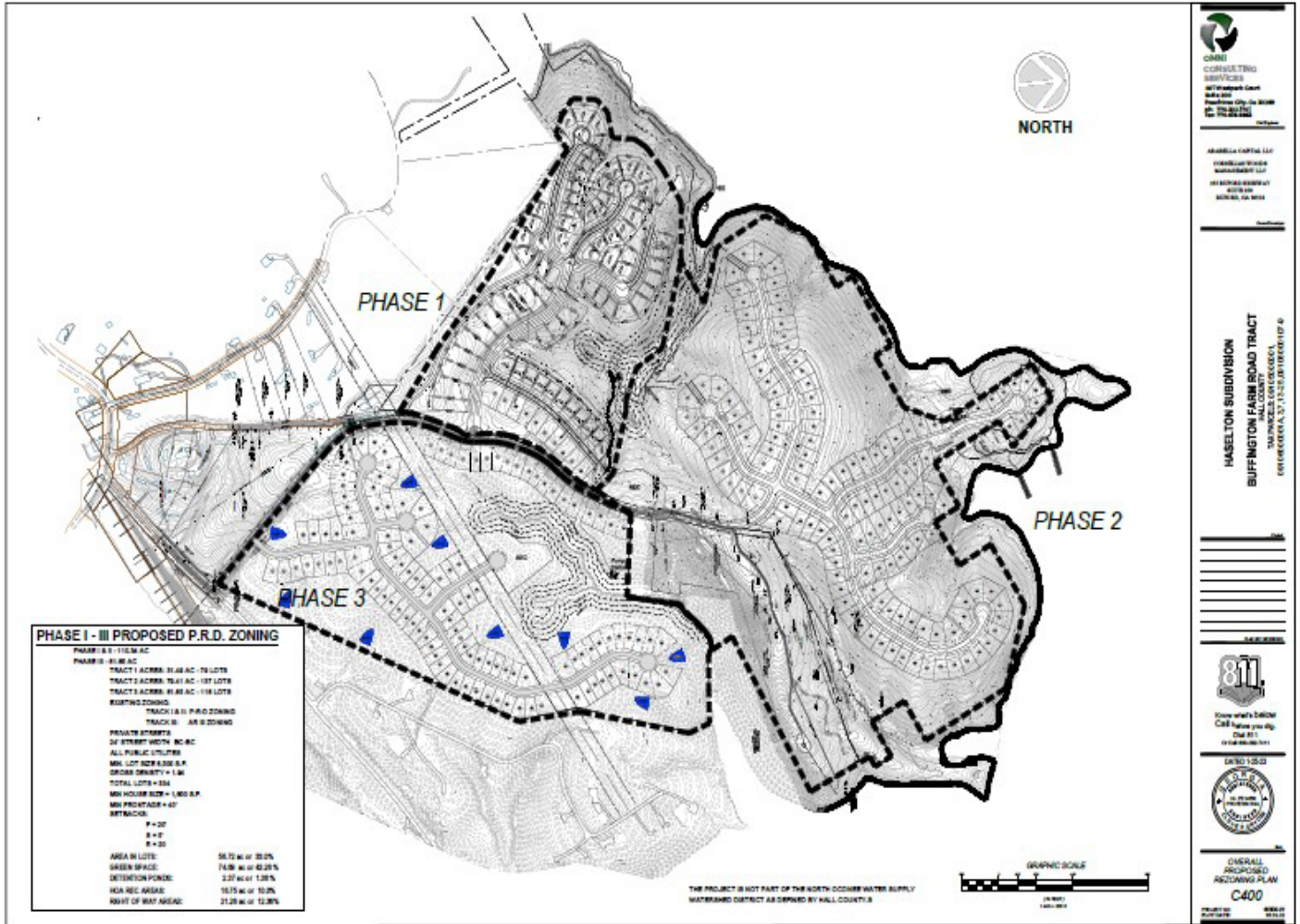
The adjoining tract, Tax Parcel 09106 000005, containing 61.65 acres is located off of Buffington Farm Road and adjoins this above PRD tract. This property is currently vacant and undeveloped apart from a 100' transmission line which traverses the property. This parcel is currently owned by Mambo Cat, LLC and is under contract for sale to the Applicant.

**Proposed Use.** The application requests both the amendment of an existing PRD and to add additional property to that PRD. The existing subdivision is called Haselton and is located off of Buffington Farm Road in East Hall County.

Applicant proposes to amend the existing PRD so as to add eleven (11) additional lots to Phase I of the Haselton PRD. The proposed revised site plan also reconfigures the approved roadways in Phase II of the Haselton Subdivision and relocates the amenity area.

Applicant seeks to add additional property to the existing PRD. The additional property, consisting of a 61.65 acres tract of land, will be rezoned from AR-III to PRD. This additional property is designated as Tax Parcel 09106 00005 by the Hall County Tax Assessor. The basis for this zoning action is to allow for the development of an additional phase within the existing Haselton Subdivision.

The proposed use of the property is for a one hundred twenty-one (121) lot phase to be added to the existing Hazelton Subdivision. The property will have an amenity area including a swimming pool and an associated playground. The proposed site plan is depicted below:



As proposed the entire property will consist of approximately 171.84 acres. Of that, 56.72 acres (33%) will be residential lots, 78.62 Acres (44.64%) will be greenspace and ponds, 16.75 acres (10%) will be HOA recreational areas and 21.26 acres (12.36%) will be right of way areas. There will be a total of 337 lots. The density for the entire project is less than two units per acre.



As shown on the site plan the actual acreage is as follows:

## PHASE I - III PROPOSED P.R.D. ZONING

**PHASE I & II - 110.34 AC**

**PHASE III - 81.85 AC**

**TRACT 1 ACRES: 31.48 AC - 80 LOTS**

**TRACT 2 ACRES: 79.41 AC - 138 LOTS**

**TRACT 3 ACRES: 81.85 AC - 121 LOTS**

**EXISTING ZONING:**

**TRACK I & II: P-R-D ZONING**

**TRACK III: AR III ZONING**

**PRIVATE STREETS**

**24' STREET WIDTH BC-BC**

**ALL PUBLIC UTILITIES**

**MIN. LOT SIZE 8,600 S.F.**

**GROSS DENSITY = 1.88**

**TOTAL LOTS = 337**

**MIN HOUSE SIZE = 1,800 S.F.**

**MIN FRONTAGE = 40'**

**SETBACKS:**

**F = 30'**

**S = 5'**

**R = 20'**

**AREA IN LOTS: 56.72 ac or 33.0%**

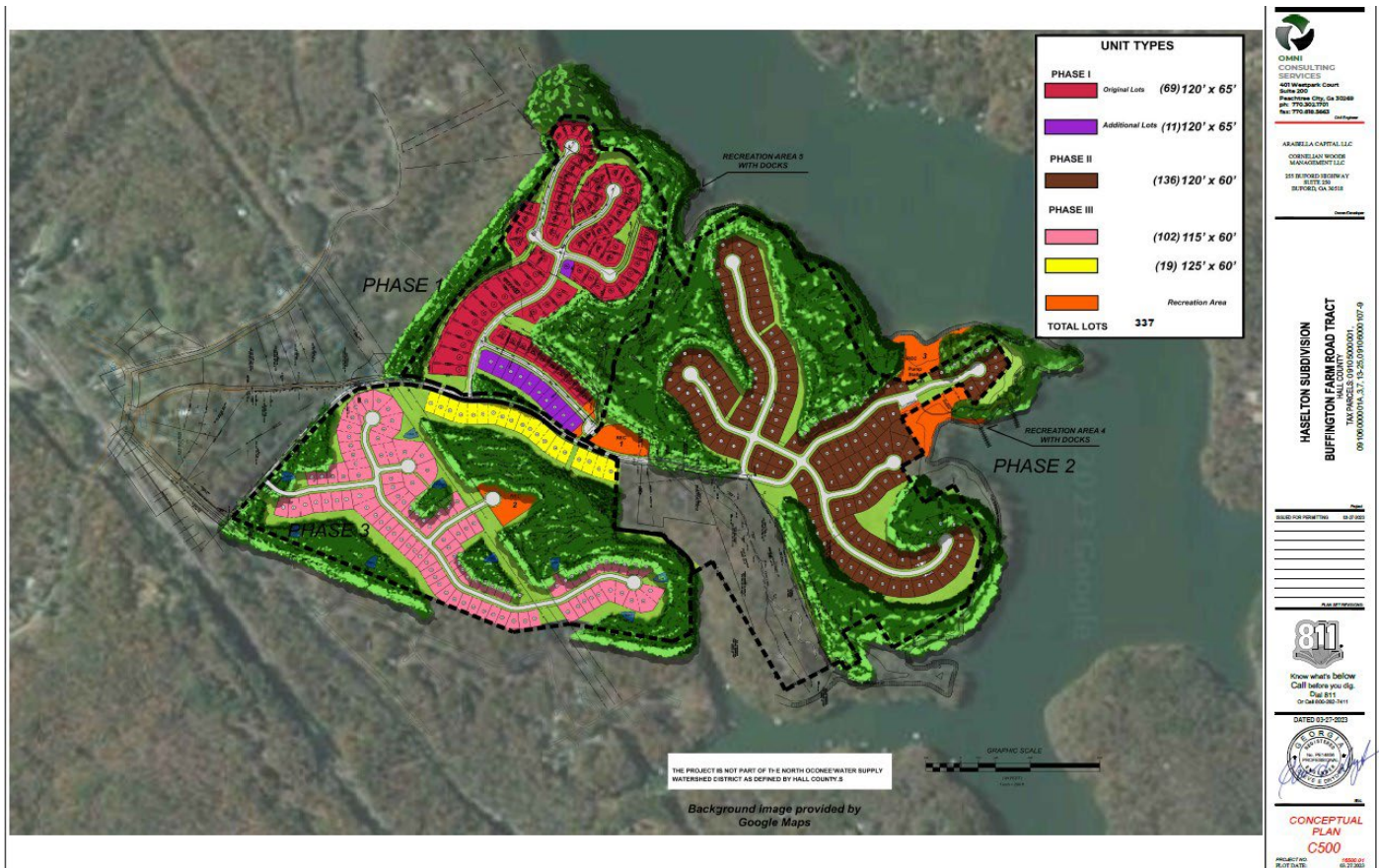
**GREEN SPACE: 74.89 ac or 43.26 %**

**DETENTION PONDS: 2.37 ac or 1.38 %**

**HOA REC AREAS: 16.75 ac or 10.0%**

**RIGHT OF WAY AREAS: 21.26 ac or 12.36%**

A depiction of the entire development broken down into phases is as follows:

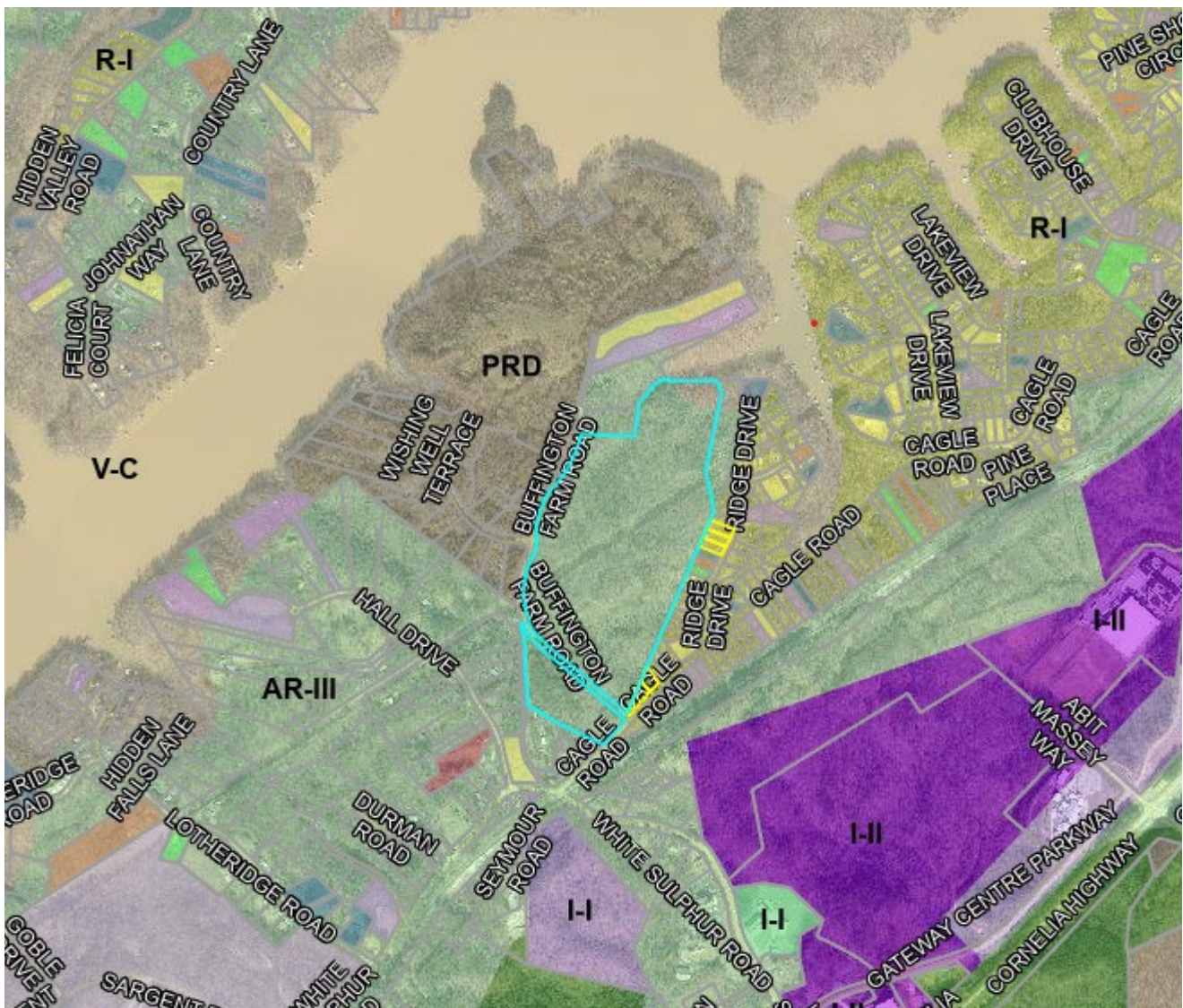




Current Zoning. The current zoning for the undeveloped 61.65 acres (09106 000005) is AR-III. The balance of the property is already zoned PRD.

Development Schedule. Development of Phase I is currently underway. Horizontal development is expected to be completed in mid-2024. Vertical construction will begin immediately thereafter. Current plans are to begin horizontal development of Phases II and III in the first part of 2024. It is anticipated that infrastructure will be completed by the end of 2026.

Surrounding Zoning/Uses. The existing PRD property is largely surrounded by Lake Lanier and residential property, largely zoned AR-III. The 61.65-acre tract adjoins the PRD and other residential uses largely zoned AR-III and R-I. The property is in across Cagle Road from the property currently zoned I-I and I-II which are part of the future inland port. A copy of the GIS map with surrounding zoning is below:



Sewer/Septic. The homes would be serviced by sewer provided by Hall County Sewer and water provided by the City of Gainesville. A Sewer Availability Letter from Hall Counter Public Works and Utilities is



included in the application. The sewer allocations for 338 lots represents all of the proposed lots in Phases 1, 2 and 3.

**Traffic.** A traffic study has been provided as a part of the application. The site is accessed from Buffington Farm Road. Original plans for Haselton Phase II called for a cul-de-sac at the end of Buffington Farm Road. Applicant proposes to eliminate that cul-de-sac as outlined on the attached plan so as to access Phase II lots via an extension of Buffington farm Road. This will eliminate the need for an additional roadway between Phase I and Phase II, allowing for additional recreational space, green space lots. The extension of Buffington Farm Road will also provide for superior access to the driveways of the adjacent landowners at the end of Buffington Farm Road. Phase III will include 19 lots on Buffington Farm Road. The remaining 99 lots would be accessed via new roads as depicted on the site plan.

**Home Size.** The homes for Phases 1 & 2 will be a minimum of 2,000 SF 4-6 bedrooms applying a modern farm and costal architectural style. The price point will be from \$600-\$900k. Phase 3 will be a minimum of 1,500 SF 3-4 bedrooms using a similar architectural style as phase 1 & 2 with a price point of \$300-\$400k. All homes will have a 2-car garage with adequate driveway parking. Below are elevations similar to what will be built. Because of the higher price point of phase 1 & 2, there will be many semi-custom homes with unique features. Detailed examples of home plans have been included with this submission. The general appearance of and materials will be similar to the following:





Amenities. There will be several separate Homeowner's Associations established to maintain all private utilities and common areas. The current plan is to have a number of amenities including swim and boat slips for interested homeowners. There will be a large amenity area located between Phase I and Phase II as depicted as Rec Area #1 on the site plan. This area will have a pool and pool house, playground and pickle ball courts. The intent is for this to serve Phase I and Phase II only. There is an additional community dock area located within Phase II as depicted as Rec Area #2 on the site plan. This will have a small community area with a pavilion and parking for the dock. There is a currently approved seventy-two (72) slip dock. Walking trails in common areas will traverse the open space with pocket parks located at convenient locations. The open space will be available for all homeowners to use and enjoy with restricted areas to be determined by the association. There will be a separate amenity area located within the boundaries of Phase III that will serve only the homeowners within that phase as depicted as Rec Area #3 on the site plan.

Model Home. Applicant proposes the use of at least one Model Home to be constructed before final plat.

Set Back Issues. Several lots in Phase III border another residential subdivision. Topography in the area limits the placement of the roadways. In this area Applicant proposes to substitute a six (6') foot fence and single row of trees in lieu of a traditional buffer.