

Narrative

Friendship LUXE Development

H-B & PCD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PCD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

PCD Zoning

The apartment development (PCD) will have 170 units configured in a three-story building. The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be \$1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

HB Zoning

The western 2.72 acres of the property will be a future H-B development. There are no specific plans at this time for this part of the development.

The rezoning plan shows a proposed office for conceptual purposes. The style will be similar to other office buildings in the area as depicted at the end of this narrative. The applicant would like to reserve the right to allow the follow uses as allowed by right in the H-B zoning: retail, banks, offices or restaurants. All of these uses could be accommodated with a similar layout as shown in this application. All other “by right” uses are not included with this request.

Building Setbacks and Buffers

Front: 30' Friendship Road

Side & Rear: 40' Impervious setbacks as shown on Revised Rezoning Plan dated 10-5-23.

Buffers: 25' Undisturbed Buffer along rear and side property lines as shown on Revised Rezoning Plan dated 10-5-23.

This will not apply to the road frontage

Storm Water Detention

Storm water will be detained in a combination of a proposed ponds and infiltration trenches. The ponds will discharge into an existing creek which runs through the property. The ponds will comply with all current storm water regulations for Hall County.

Preliminary investigation has shown some adverse runoff into the cul-de-sac of Poarch Swing Place. The proposed Enhanced Buffer will allow the area of this project that currently drains to this cul-de-sac to be regraded. This will redirect the majority of any runoff from this proposed development. Although it will not eliminate all the runoff as most of it comes from the adjacent property to the north, it will improve the current situation.

Apartment Style

The proposed apartments will be upscale luxury consistent with similar current developments in the neighborhood. Below are concepts for the proposed apartments.





Amenities



Interior Style



Interior Kitchen Style



Office Typical Styles

