

September 22nd, 2023

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

LETTER OF INTENT

Rezoning for The Estates at Lathem Creek (Hall County, GA)
4035 & 3955 Leach Road – Gainesville, GA 30506
Tax Parcel No. 10050-000008 & 10033-000001 / L.L. 33 & 50 / 10th District

Shadow Stone Partners, LLC submits this Letter of Intent and attached application for the purpose of rezoning to the Hall County Planned Residential Development (PRD) Zoning Classification for the 174.44-acre tract located along Leach Road in unincorporated Hall County. The subject property is currently undeveloped land and zoned AR-III and R-1.

Shadow Stone Partners, LLC proposes to develop a distinctive and attractive single-family detached neighborhood with amenities. The neighborhood will be developed in phases which will consist of 126 homes, 95 homes and 86 homes for a total of 307 Single-Family Homes at buildout. An anticipated buildout schedule is included with this submittal. Each home will have 1,900 S.F.+ of heated floor space and will include 3 bedrooms, 2.5 bathrooms and a two-car garage. An example of the homes being proposed for this development is included with this submittal. Amenities proposed for the development include a community pool with clubhouse/pavilion, playgrounds, pickleball courts, sidewalks with connected walking trails, pocket parks and attractive landscaping.

Access for the development will be provided along Leach Road with three separate entrances for each phase. A Traffic Impact study was prepared by Southeastern Engineers and all recommended improvements will be incorporated into the final design. Each entrance will have an attractive monument-type sign with landscaping. The provisions for water will be provided by the City of Gainesville. Sanitary Sewer for the development will be provided onsite through the use of onsite septic tanks and a shared community sub-surface drip field. The Land Application/Drip System will be permitted through the Environmental Protection Division.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have. Shadow Stone Partners respectfully requests your approval of this application.

Respectfully,



Keith Cook (Shadow Stone Partners, LLC)

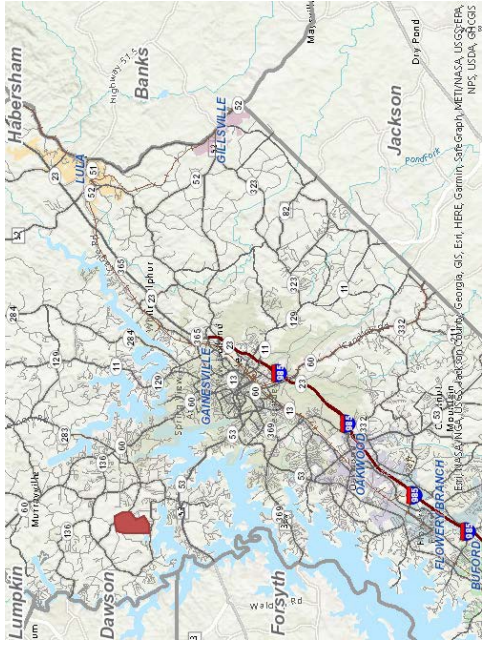
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The Estates at Lathem Creek – Requested Project Standards in the PRD Zoning District

- 1- Lot Area – Request a minimum lot size of 7,200 S.F.
- 2- Front Setback – Request a minimum of 20’ from Right-of-Way (25’ From Back of Sidewalk).
- 3- 50’ Exterior Buffer – Request to allow grading within the exterior buffer as needed and replanted to buffer standards.
- 4- Open Space – Request to allow Open Space to be utilized for land application systems in regards to the sub-surface onsite drip fields as generally described in the project information submittal.
- 5- One (1) Model Home Permit is requested for each individual phase of development as generally described in the project information submittal.

We feel the requested project standards are in-line with the current development patterns for single family detached neighborhoods within the county and would like to request approval as a part of the rezoning request.

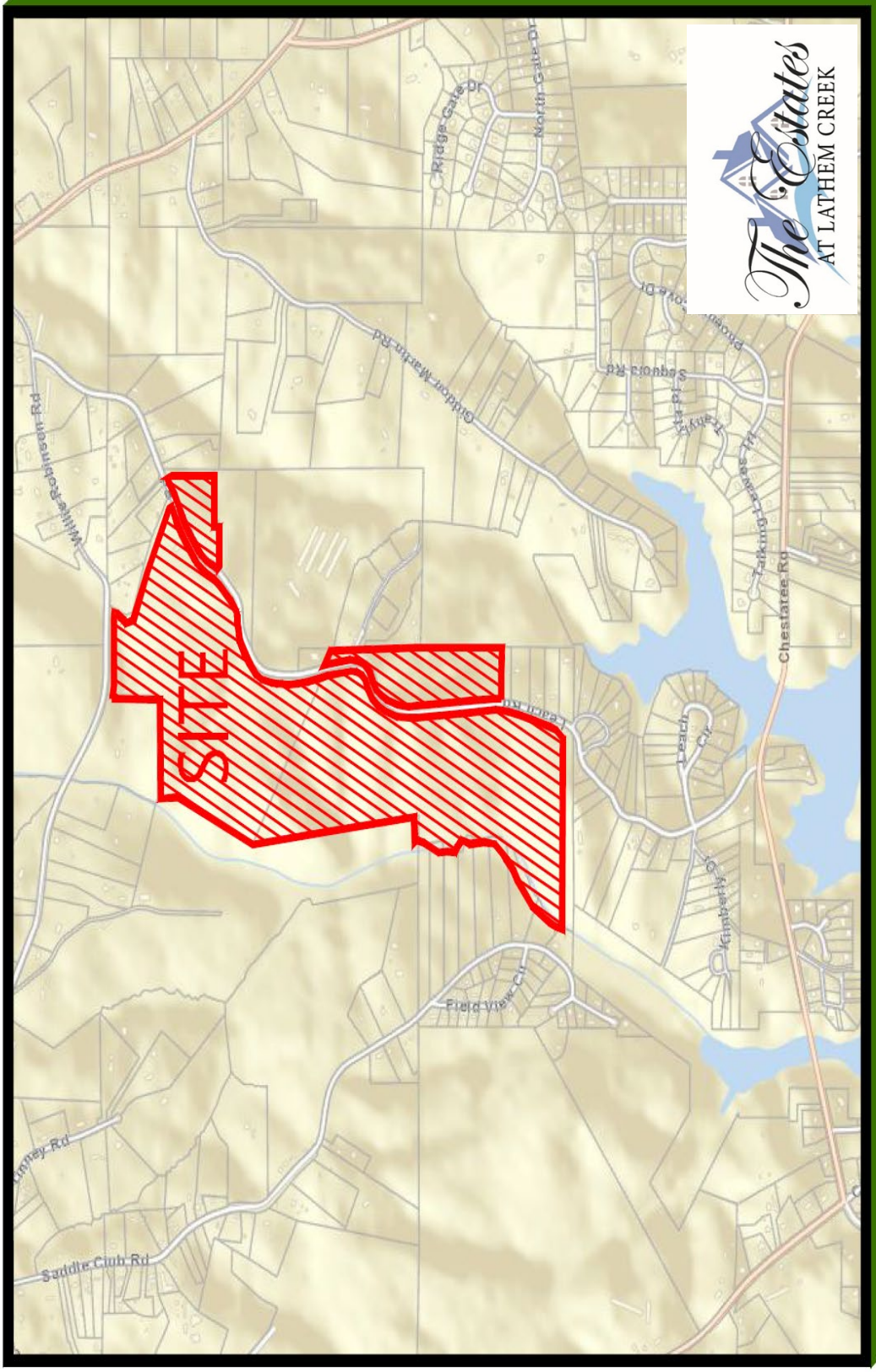
Standard	PRD Requirement (17.180.060)	Proposed Development
Site Area	5 acre minimum	174.44 acres
Number of Units	–	307 units
Density	2 units per acre	1.76 units per acre
Min. Lot Area	8,000 square feet	7,200 square feet
Min. Lot Width	50 feet	60 feet
Front Yard Setback	25 feet	20 feet (25' From Back of Sidewalk)
Front Side Yard Setback (corner lot)	25 feet	20 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	20 feet	25 feet
Building Separation	–	10 feet
Max. Building Height	–	30 feet
Exterior Buffer	50 foot	50 feet (Graded and Replanted if Needed)
Min. Open Space	30%	40% (Includes Drip Fields)
Parking	2 spaces for each dwelling unit (17.250.020)	2-Car Garage (Min.)
Min. Heated Floor Space	–	1,900 square feet
Garage – % of front façade	55% when recessed a minimum of 20 feet behind front wall plane of residence	2-Car Front Entry Garage (Min.) 55% Max of Front Facade No Recession From Front Wall Plane See Included Architectural Examples



**3955 & 4035 Leach Road,
Gainesville, GA 30506**

**Located on 174 Acres in
Northwest Hall County**

**Connecting Roads to
Leach Road are Willie
Robinson Road and
Chestatee Road**

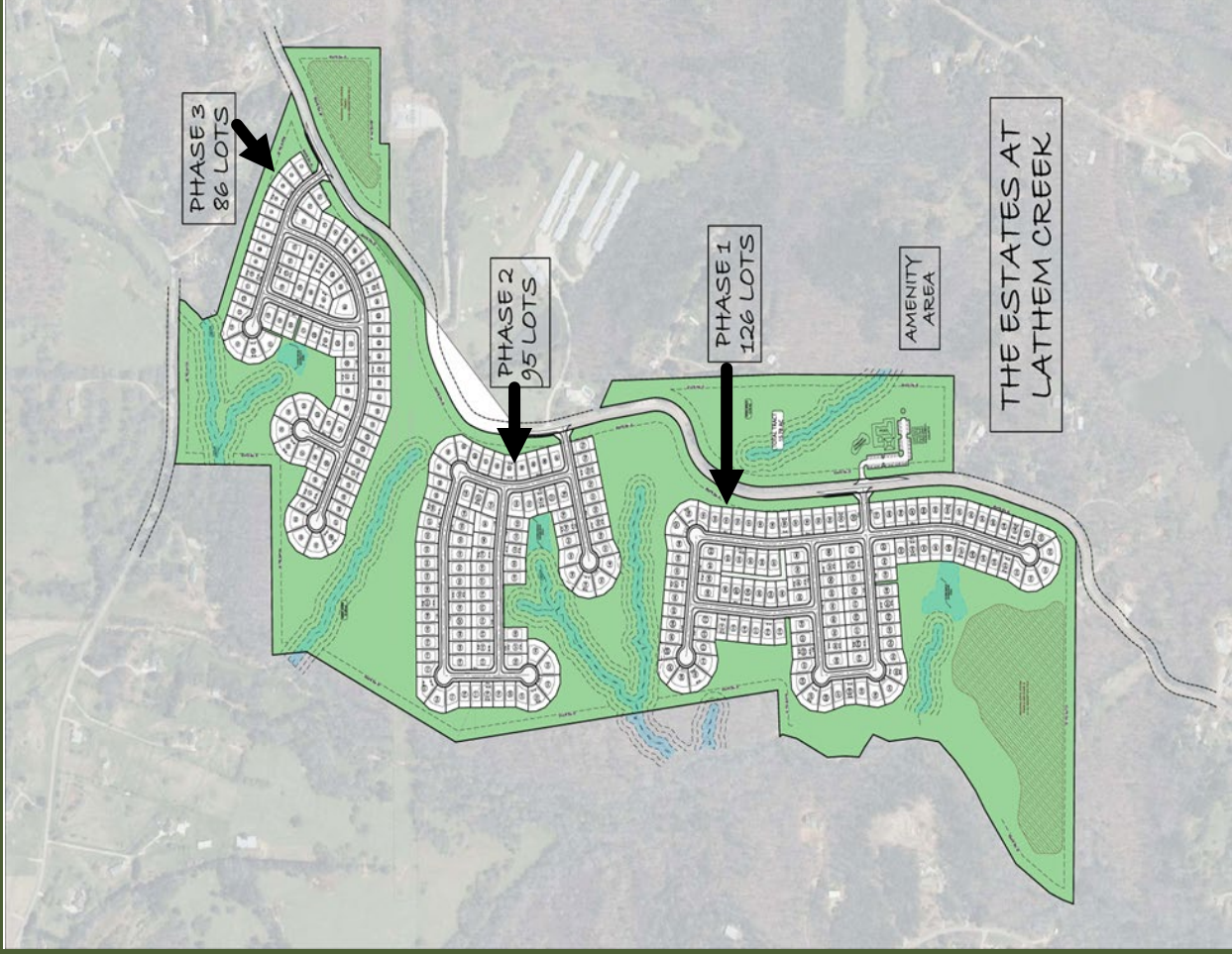


LOCATION MAP

The Estates

AT LATHEM CREEK

- Site Area: 174.44 acres
- Green Space: 70 acres
- % of Green Space: 40%
- Proposed Units: 307 units
- Min Lot Size: 7200 sq ft
- Density: 1.76 lots per acre
- Lot Width: 60-foot lot width
- Front Setback: 20' from ROW
- Side Setback: 5'
- Rear Setback: 25'
- Min Garage Parking: 2 car garages



The Estates AT LATHEM CREEK

Phase 1
126 lots

Estimated 10-12-month
to develop

Estimated 18-24-month
for home construction

Requesting Model Home Permit
for Phase 1





Phase 2
95 lots

Estimated 8-10-month
to develop

Estimated 12-month for
home construction

Requesting Model
Home Permit
for Phase 2





**Phase 3
86 lots**

**Estimated
8-10-month to
develop**

**Estimated 12-
month for
home
construction**

**Requesting
Model Home
Permit for
Phase 3**



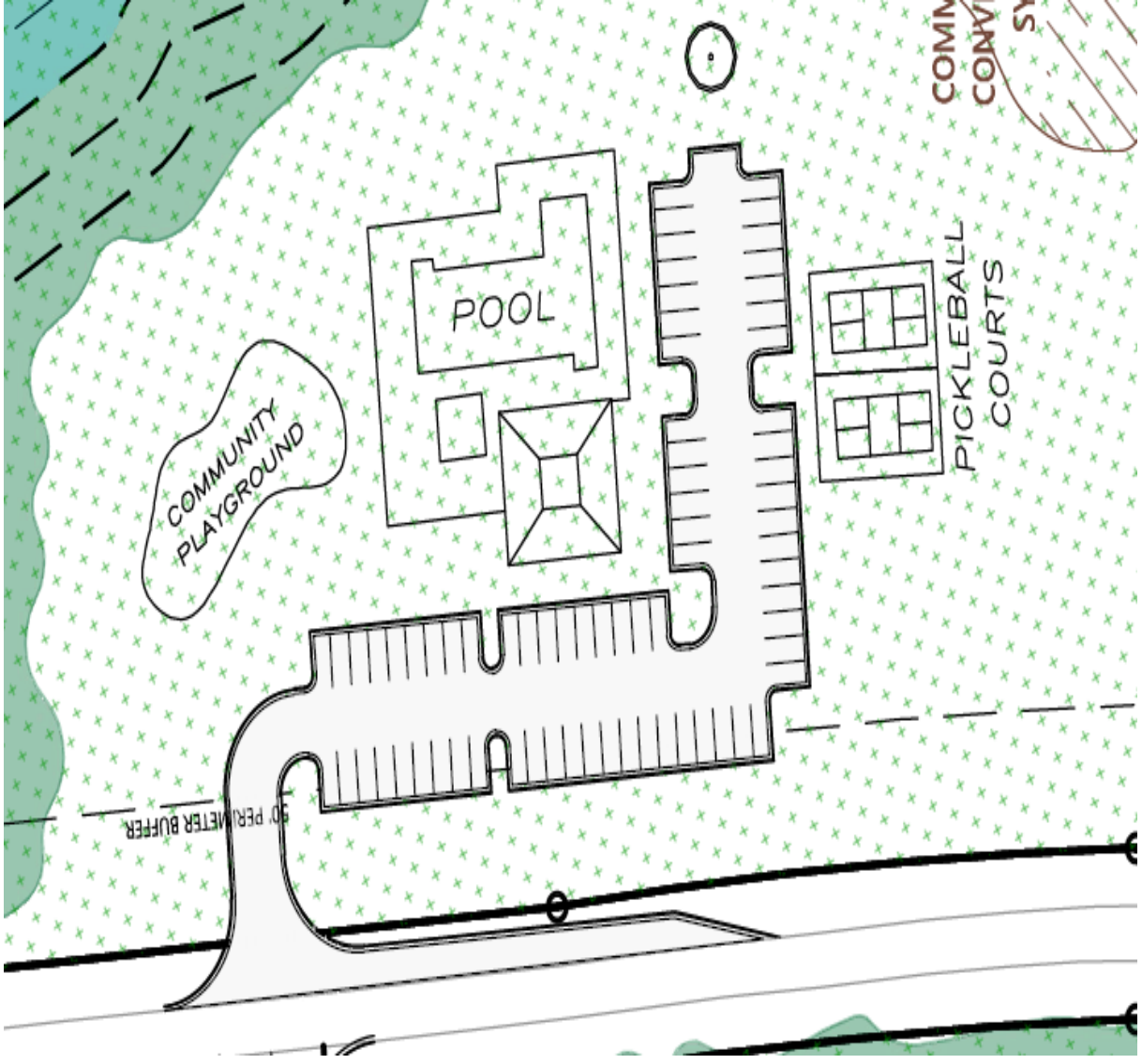
**PHASE 3
86 LOTS**



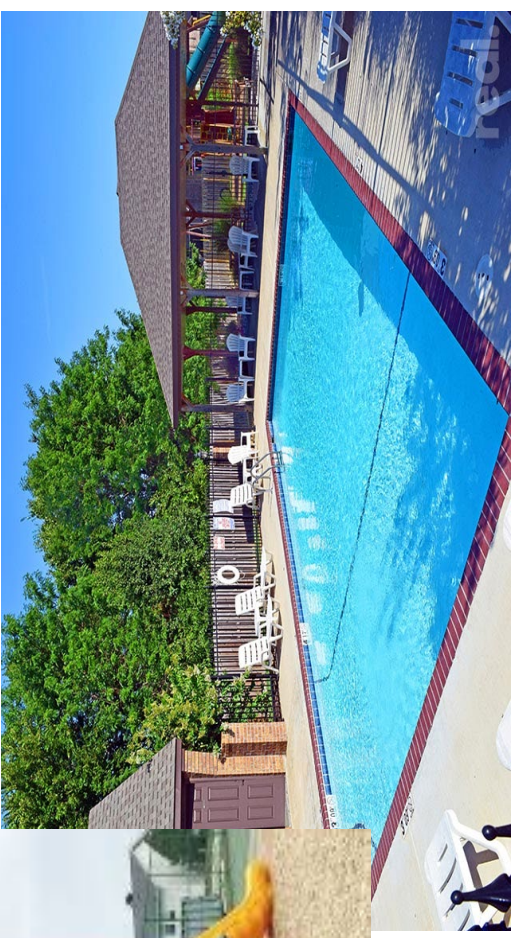
Amenities

- Pool
- Clubhouse/Pavilion
- Playground
- Pickleball Courts
- 70 Parking Spaces
- Walking Trails Connecting All phases to Amenity area

Constructed after Phase 1 & Install of First Drip Field

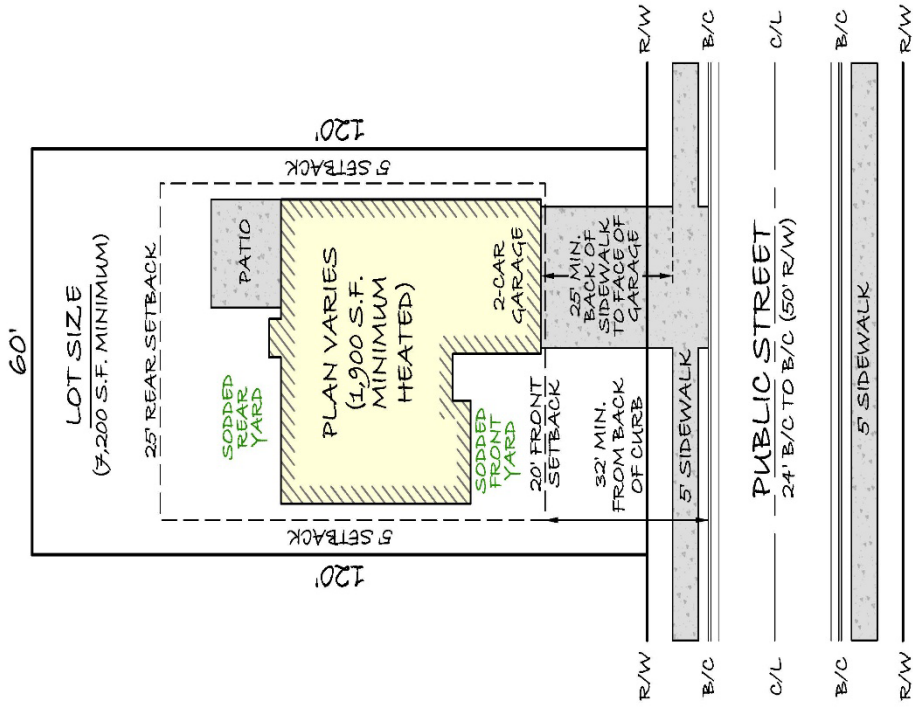


The Estates
AT LATHEM CREEK



5' sidewalks within each phase will connect to mulch path walkways between the phases to connect entire subdivision to amenity area

TYPICAL LOT LAYOUT



SINGLE-FAMILY DETACHED

MINIMUM 60' WIDE LOT



Architectural Design

- Modern Farmhouse Design
- Board and Batten and hardi siding with accent stone/brick on various homes
- Architectural Shingles
- Square Footage from 1900' -2600'
- Pricing from \$400's to \$600's
- Examples on upcoming slides

Landscaping

- Professionally landscaped sodded yards
- Trees throughout subdivision and yards
- Masonry entrance sign with seasonal flowering beds
- Seasonal flowering beds throughout amenity area
- 50-foot transitional buffer planted or existing

Homeowners Association

- Professional managed
- Quarterly assessed fees
- Neighborhood Watch implemented
- Covenants strictly enforced
- No Short-Term Rentals Allowed

Utilities

- Water by City of Gainesville
- Electric provided by Jackson EMC
- Internet/cable provided by AT&T
- Sewer by onsite system (explanation on upcoming slide)

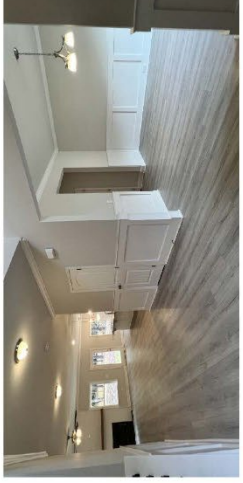
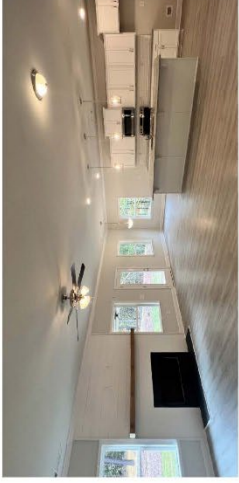
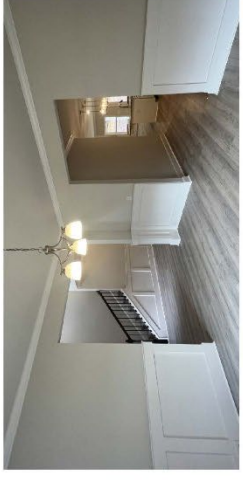




THE DENISE

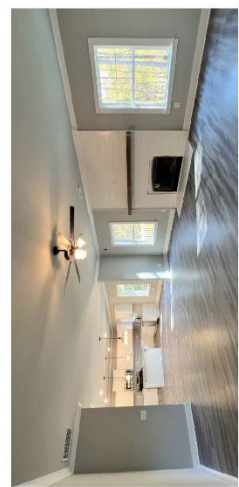
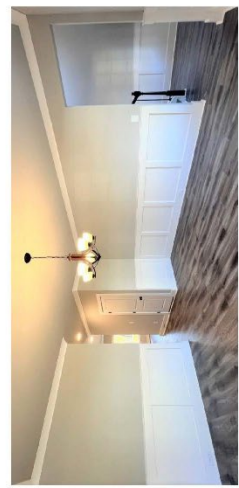
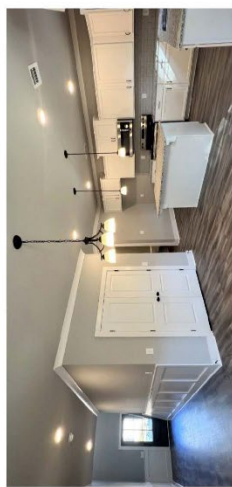


THE SHELLY

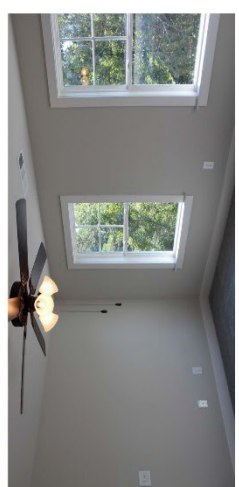
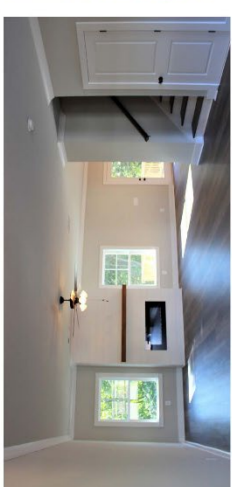
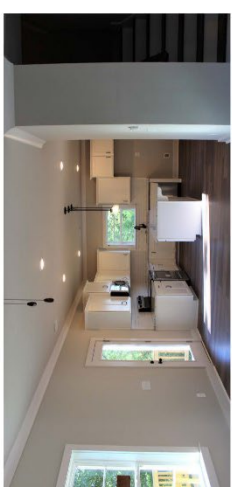




THE LANIER

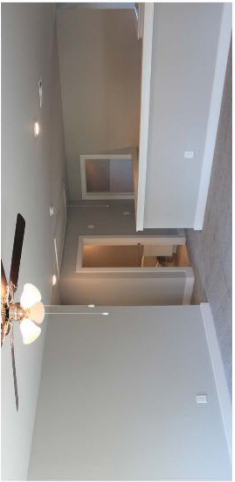
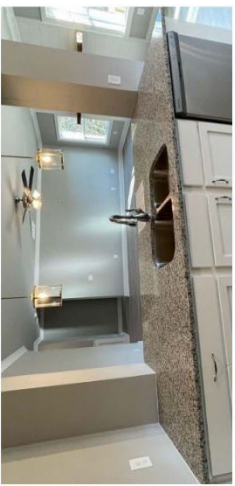
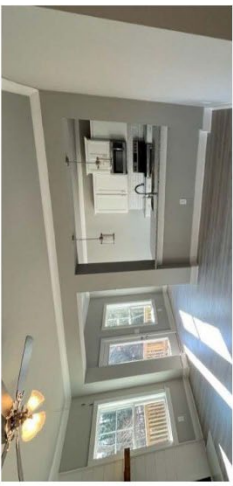


THE HARRISON





THE LUCY

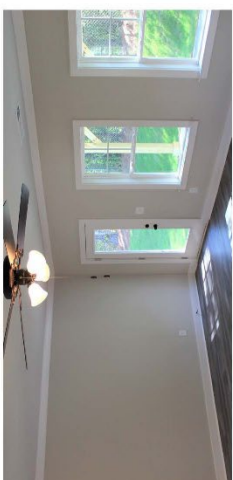
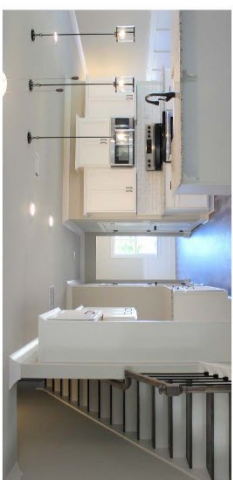
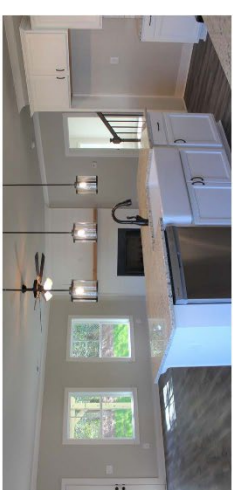


THE LOGAN

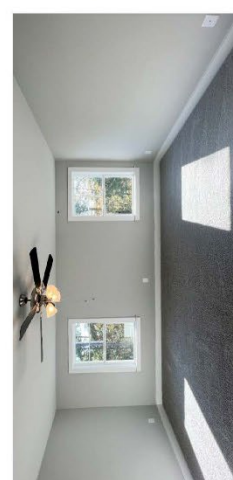
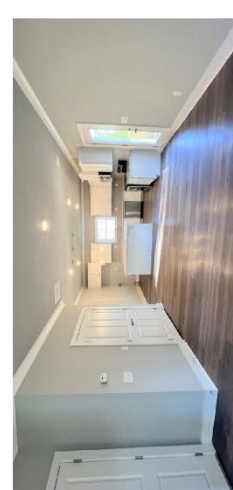




THE VIRGINIA

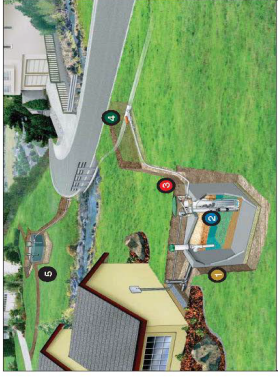


THE PERRY



Orenco Effluent Sewers

How an Orenco Effluent Sewer Works



With an Orenco Effluent Sewer, raw sewage flows from the house or business to a watertight underground tank, where it is pretreated. Only the filtered liquid is discharged by either pump or gravity through the service lines, to allow small diameter collection pipe to be installed in the underground tank for passive, natural treatment. Tanks typically need pumping only once every 10-12 years.

Orenco Effluent Sewers are designed as a totally integrated package, and system components are compatible and preassembled. Each item is fully warranted, and components are corrosion-resistant, durable, and lightweight.

1. Heavy-duty tanks provide primary treatment, so only liquid is pumped to the collection tank for passive, natural treatment. Tanks typically need pumping only once every 10-12 years.
2. Our patented Double-Pump that filters out solids and our non-clogging pump for more service life more than 25 years.
3. Our patented Double-Pump that filters out solids and our non-clogging pump for more service life more than 25 years.
4. Our patented Double-Pump that filters out solids and our non-clogging pump for more service life more than 25 years.
5. Our patented Double-Pump that filters out solids and our non-clogging pump for more service life more than 25 years.
6. Our patented Double-Pump that filters out solids and our non-clogging pump for more service life more than 25 years.

1. Septic tank on lot. Solids stay in tank. Effluent is pumped from tank to street



How the onsite sewer system works



3. Holding tank is below ground then pump house sends affluent to drip lines

WWS WASTE WATER SYSTEMS

DESIGN, BUILD, MANAGEMENT SOLUTIONS FOR NON SEWERED DEVELOPMENT

303.2 - MUNICIPAL, COMMERCIAL, INDUSTRIAL, RESIDENTIAL

WASTE WATER SYSTEMS FOR NON SEWERED DEVELOPMENT

WWS provides a complete turnkey solution for non-sewered development. Our systems are designed to meet the needs of residential, commercial, and industrial applications. We offer a wide range of services including design, construction, and maintenance.

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2. Effluent is then sent by force main to a holding tank

Other subdivisions using this system in Hall County Harbour Pointe, The Cottages of Lake Lanier, Chestatee North, and Highland Gates



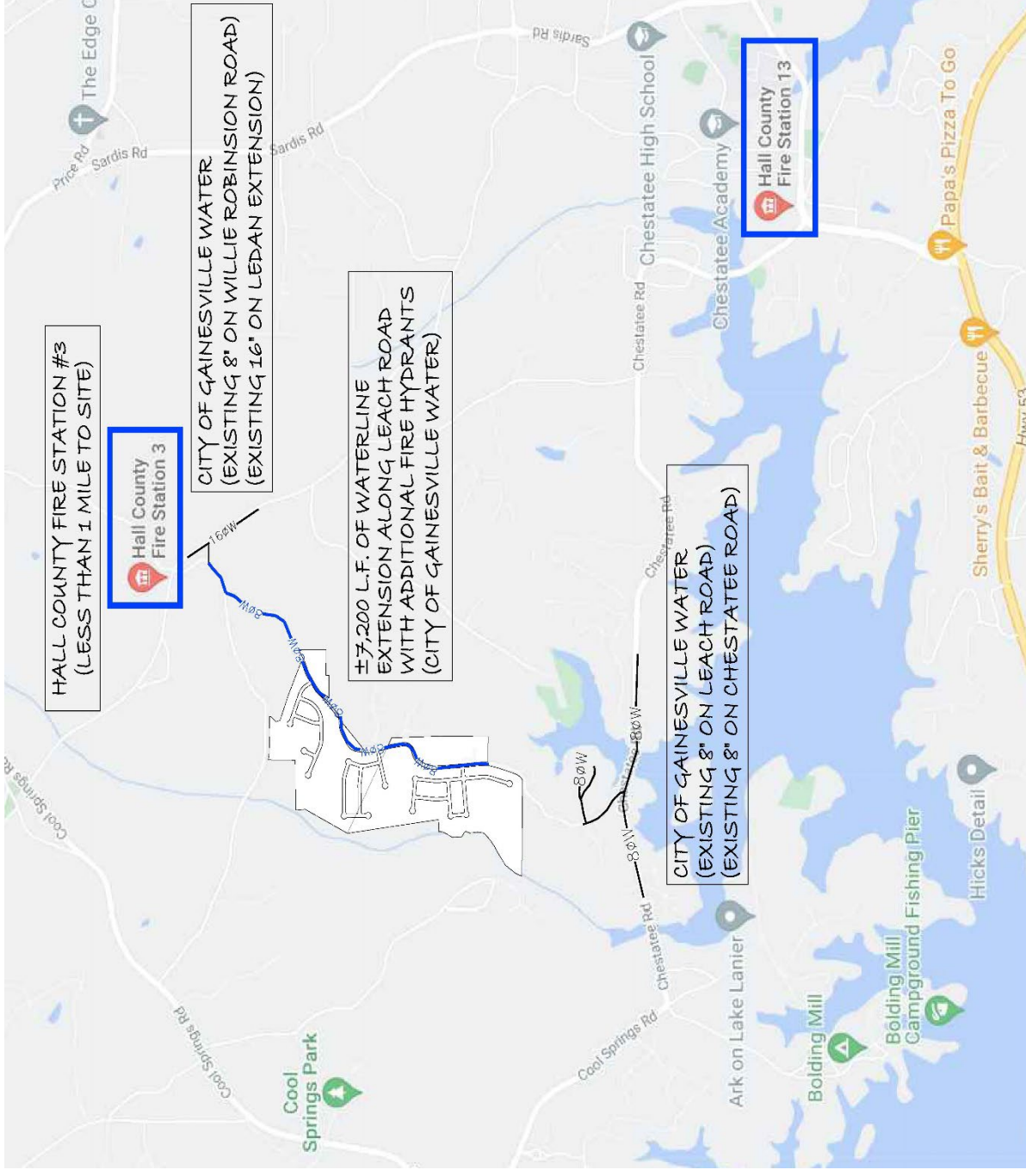
Latham Creek drip field shown in blue above

4. Drip lines are below ground like septic lines at a home. These fields can be used as open space, ball fields, etc.

City of Gainesville Water

+/- 7,200 linear feet of
new water line and
hydrants added from
Willie Robinson Road
along Leach Road.

This will help all
neighboring parcels by
lowering insurance
premiums and help
emergency response
times.



Cook Communities to improve intersections as per recommendations listed in report and cited below.

Driveway A should be two lanes, one entry and one exit lane. Driveway A should be full access and stop sign controlled. Provide a southbound right turn-lane on Leach Road.

Driveway B should be two lanes, one entry and one exit lane. Driveway B should be full access and stop sign controlled. Provide a northbound left-turn lane on Leach Road. Provide a southbound right turn-lane on Leach Road.

Driveway C should be two lanes, one entry and one exit lane. Driveway C should be full access and stop sign controlled. Provide a northbound left-turn lane on Leach Road. Provide a southbound right turn-lane on Leach Road. No additional improvements to the existing roadway infrastructure are recommended.



Constitution Objections

Facially, and as applied to the Property, the specific portions of the Zoning Ordinance which restrict the Property to any zoning classification, conditions, uses, or to any development other than those proposed by the Applicant and would abolish or damage the Applicant's property rights without paying adequate, fair and just compensation for such rights, in violation of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the United States Constitution.

Facially, and as applied to the Property, the application of County ordinances or which restrict the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant would result in unconstitutional, illegal, null, and void, constituting a taking and/or damaging of Applicant's Property by denying the Applicant all economically viable use of its land while not substantially advancing legitimate state interests in public health, safety and morals, in violation of the Constitution of the United States under the Just Compensation Clause of the Fifth Amendment and the Equal Protection and Due Process Clause of the Fourteenth Amendment and the Constitution of the State of Georgia of 1983. More specifically, a subdivision of similar sized and type homes on larger lots, does not meet existing demand for housing. Neighboring properties consist of single-family homes of similar size on larger lots but generally of less value per square foot. Refusal to zone the existing county properties which do not materially damage the surrounding single-family developments, commercial, transportation warehouse and light industrial properties deprives the owners of any reasonable return on the property without protecting adjoining owners.

The denial of this application would be an arbitrary and capricious act by the County without any rational basis, thus constituting an abuse of discretion in the exercise of the zoning power in violation of the Constitution of the State of Georgia of 1983 and Due Process Clause of the Fourteenth Amendment to the United States Constitution property housing needs are great in the area, other re-zonings are being granted for higher density single family detached homes, townhomes and apartments. Any refusal by the County to approve this application for the Property would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution.

The Applicant and stakeholders respectfully request approval of this application and are happy to respond to the County Commissioners as to any questions or concerns regarding the application.

