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SARDIS PARK – A NEW MASTER PLANNED COMMUNITY FOR HALL COUNTY

4363 SARDIS ROAD, GAINESVILLE, GA 30506

February 2, 2024

1. DLBP LLC is representing leading Grace of Georgia Developments LLC (the applicant) in petitioning to rezone 4363 Sardis Road (to be known as Sardis Park) from AR-III to PRD.
2. Sardis Park will be a master planned community to reach the demographic need of the Hall County community. Sardis Park will deliver 110 high-quality detached single-family homes set with a landscaped environment. Following the Planning Commission's consideration of the application on January 16, 2024, we have:
 - reduced the number of proposed lots from 125 to 110, reducing the density to 2.63 units per acre (Appendix 1 to this document is the amended site plan);
 - increased the lot size to a minimum of 8,000 square feet and increased lot widths;
 - sought additional input from a landscape specialist to produce further details of the landscape plan and strategy for the new community (Appendix 2 is the landscape plan);
 - prepared a tree screening packet (Appendix 3) to illustrate how the trees will serve as a visually effective buffer to shield the neighbors from Sardis Park; and
 - undertaken further analysis to confirm the likely number of children that will live in the new community and sought confirmation from the local schools that they have capacity to accommodate the demand that will be created.
3. This statement sets out further analysis that demonstrates that the application for rezoning can be supported. We hope that these points, along with the amendments to the proposal, and the further information to be submitted will kindly be considered by the Board of Commissioners at their meeting on February 22.

DENSITY, LANDSCAPING AND OPEN SPACE

4. We have reduced the number of proposed lots from 125 to 110, reducing the density to 2.63 units per acre. Lot sizes have increased to a minimum of 8,000 square feet to conform to all PRD requirements.
5. The master plan allows for 110 new homes on the property because it is proposed to be connected to an extended sewer (further details are below). Without this, on-site septic would be required which is worse for the environment. The cost of providing the extended sewer connection requires a higher number of new homes but, importantly, the minimum 8,000 square foot lot sizes will enable a better landscaping setting.
6. Specialist input has been provided by Kimley-Horn to prepare an additional plan to demonstrate the principles of the landscape and open space strategy. Further information is being prepared to be presented at the Board of Commissioners meeting. The key principles of the landscaping and open strategy are:
 - tree lined streets;
 - 50 evergreen buffer;
 - 3,894 linear feet (0.74 miles) of rural walking trails;
 - children's equipped play area;
 - outdoor exercise equipment; and
 - biodiversity enhancements such as native and species-rich planting.
7. The landscaping and open space will both quantitatively and qualitatively provide a high-quality environment for the future residents, giving them access to on-site amenities and the opportunity for existing neighbors to use as well.
8. A concept master tree plan and a concept landscape master plan has also been produced to illustrate the landscape treatments for the open space, buffers, parks, and entry points.
9. A tree screening packet is provided that illustrates how evergreen and deciduous trees will naturally serve as a buffer that shields the surrounding community from the master planned community. An illustrative rendering and example imagery from current communities is included. Current trees and added trees will be utilized to ensure the effectiveness of the veil. Sardis Park will not negatively affect the community, but rather serve as an asset by utilizing nature-based design to protect both the privacy of the neighbors and the Sardis Park community.

PRECEDENT AND QUALITY

10. The proposal to develop the land at Sardis Road is bespoke and not easily replicated. This is because the design of the master plan has been informed by the particular characteristics of the site and the developer's approach.
11. Firstly, Sardis Park will be served by an extended sewer via force main from the City of Gainesville. The cost of providing this infrastructure will be borne solely by the developer, and once operational the sewer will be transferred to the city as a public utility. Other properties will not be able to connect to the sewer because a force main is a high pressure closed system, which cannot accept intermediate connections unless designed to from the outset (which ours is not).
12. The bespoke nature of the master plan along with the architectural quality and enhanced landscaping, open space and environmental benefits will mean that the development will not be easily replicated by subdivisions on the surrounding properties.
13. However, we firmly believe that the quality of the new homes and their setting will result in an exemplar development that, as the new Comprehensive Plan is prepared, will 'raise the bar' for the design of new homes in the County.

EDUCATION CAPACITY

14. An analysis has also been conducted on the number of persons under 18 that Sardis Park would establish. Sourcing data from the United States Census Bureau into a formula, Sardis Park would 'yield' approximately 85 children under 18 when the development is fully built out.
15. It is clearly the case that with only approximately 20-25 children from the new community attending each of the elementary, middle and high schools (with no under 5s attending school of course), that there will be no harmful impact as the local schools can easily accommodate these numbers. This position has already been confirmed to us by Sardis Elementary School. It has a maximum capacity of 750 students and there are just 550 enrolled in the current academic year, and so it has a supply of 200 spaces. Therefore, Sardis Elementary is 200 students under maximum capacity – some 26% of its capacity is not being used. So rather than being a burden, in fact the development of Sardis Park will be a boost to the school system, ensuring that the schools are being used efficiently and the new children contributing to the local community.

LEGAL CONTEXT AND OVERALL ACCORDANCE WITH THE COMPREHENSIVE PLAN

16. Georgia state law requires rezoning decisions based on all aspects of the Comprehensive Plan and the Standards from the Zoning Law of Georgia. Sardis Park follows:

- Development Pattern and Resource Conservation standards within the Hall County Comprehensive Plan; and
- The History: Code 1981, § 36-67-2, enacted by Ga. L. 1985, p. 1178, § 1. § 36-67-3. within the Georgia zoning proposal review standards:

“In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each of the matters enumerated in the Code section...with which the planning department or agency shall be required to make such investigation and recommendation shall be:

- i. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.* Sardis Park satisfies the spirit and intent for a rural open space concept, as previously mentioned, due to the open space and tree protection and additions, the well-designed buffers, and the high-quality and rural feel of the proposed layout.
- ii. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent and nearby property.* The zoning proposal will not adversely affect the existing use or usability of adjacent and nearby property. Existing neighbors will still enjoy their homes and way of life, while having a well-buffered new neighborhood of finely crafted homes and amenities that will increase property values for all.
- iii. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.* The current zoning of AR-III has served little purpose recently, not being farmed or used for any agricultural purposes. The property is simply not large enough for large scale commercial agriculture uses, and those uses would involve noisy equipment, noxious odors, the use of large farm machinery in and out of the property, and other farming protocol requirements that would be more disturbing to neighbors, than a quiet, upscale residential neighborhood.
- iv. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of streets, transportation facilities, utilities, or schools.* As referenced in sections 14-16 and provided in the traffic impact study, the proposed development will produce minimal impacts.
- v. *If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.* As aforementioned.
- vi. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.”* This relates to the growing population within Hall County.

17. The goal for Hall County’s Vision 2030 is to preserve the green space in Hall County and promote a “culture of wellness” within Hall County, as referenced in sections 10 and 12.

18. To reiterate, it is wholly appropriate for the Board of Commissions to approve a rezoning even after the planning staff and Planning Commission recommend denial, as is demonstrated in the rezoning case ZON2021-00039.
19. Sardis Park provides a sustainable development that appreciates privacy, rural characteristics, and exceeds the high-quality standards of Hall County, while catering towards a housing need for a growing population, as is evident via the Atlanta Regional Commission's projections and as stated in Hall County's Comprehensive Plan. As referenced in the Hall Chamber of Commerce's meeting on January 30, 2024, Hall County has the workforce, but not a place to live or "a place they [the Hall County community] want to live."
20. Based on the above reasoning, we request respectfully the approval of the rezoning of 4363 Sardis Rd, Gainesville, GA 30506 from AR-III to PRD.

APPENDICES

APPENDIX 1: AMENDED 110-UNIT SITE PLAN: MINIMUM 8,000 SQUARE FEET LOT SIZE

APPENDIX 2: LANDSCAPE PLAN AND CONCEPT MASTER TREE PLAN

APPENDIX 3: TREE SCREENING PACKET

Rezoning Plat

4363 Sardis Road

Hall County, Georgia Land Lot 75, 10th District, 20th Section

prepared for:

Grace of Georgia Developments, LLC
78 Lindbergh Drive NE, Unit 100
Atlanta, Georgia 30305

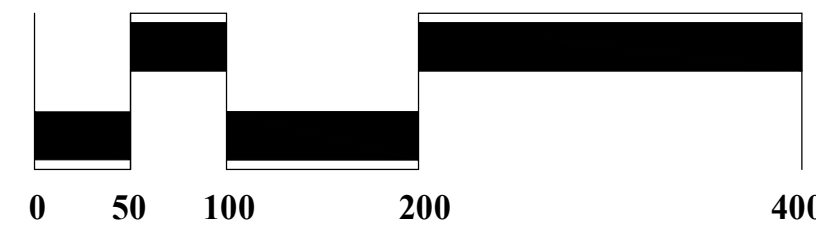
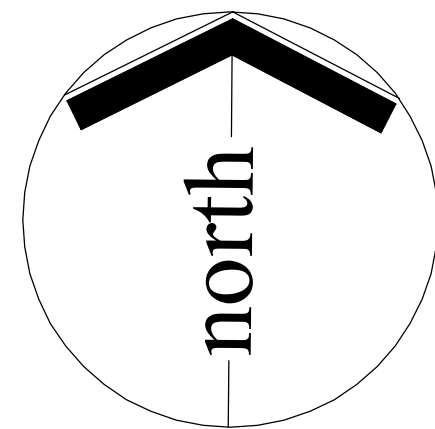
DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

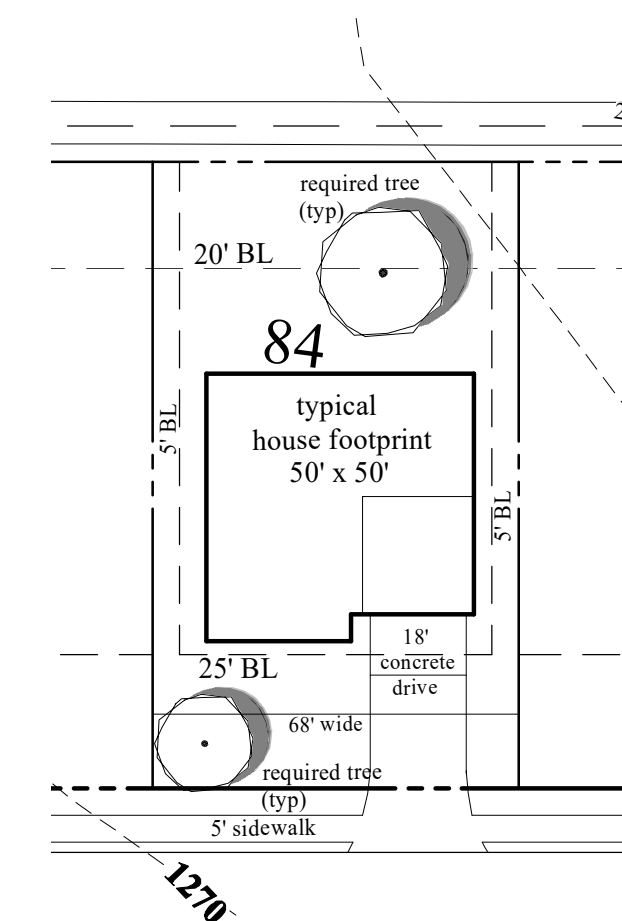


Scale: 1" = 100'
January 30, 2024

Site Data

Total Site Area: 41.71 AC
Present Zoning: AR-III
Proposed Zoning: PRD
Total Lots Shown: 110
Overall density: 2.63 UN/AC
Open Space Provided: 13.6 AC
(32.6% of total site area)
Minimum Lot Size: 8,000 SF
Average Lot Size: 8,221 SF

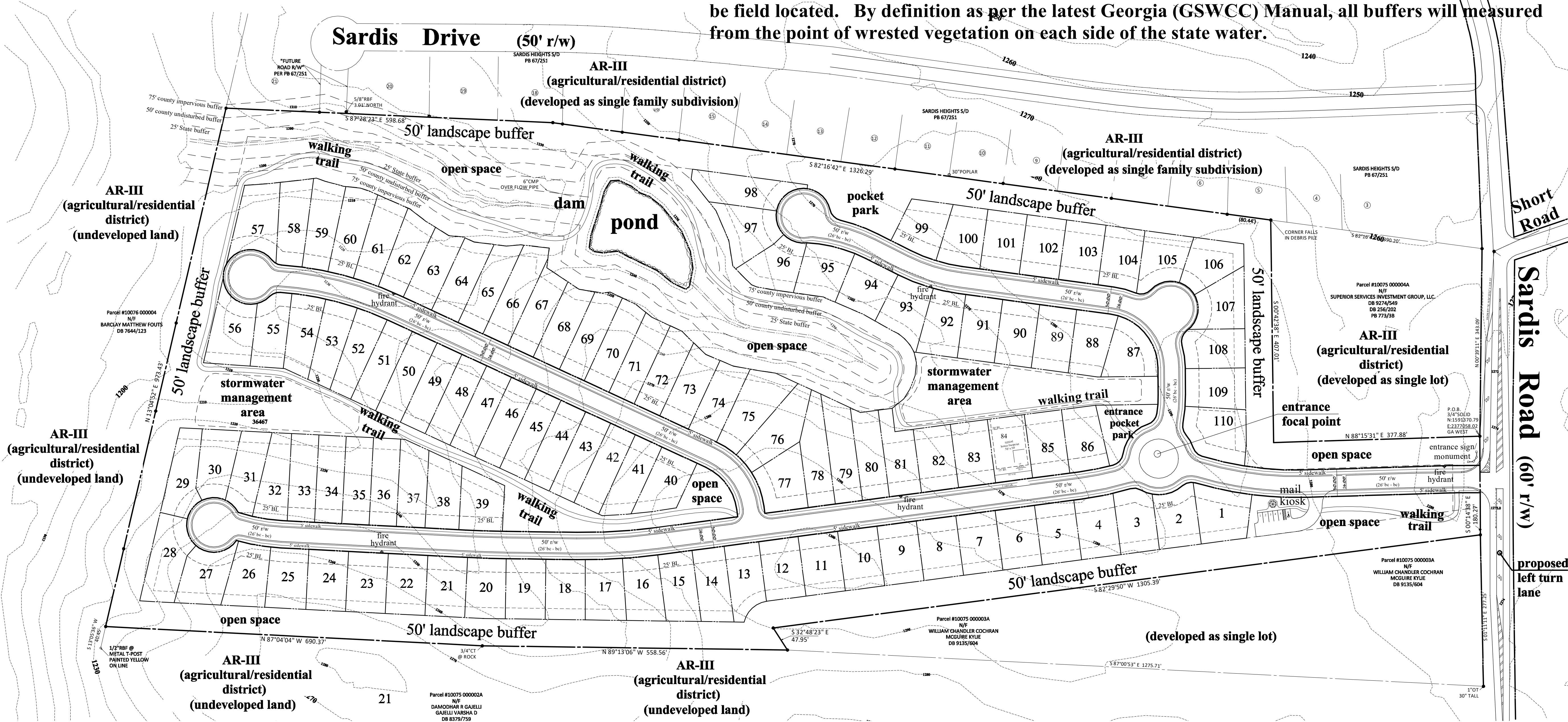
Minimum Lot Width Shown: 50'
Building Setbacks:
front: 25'
side: 5'
rear: 20'



Typical Lot
not to scale

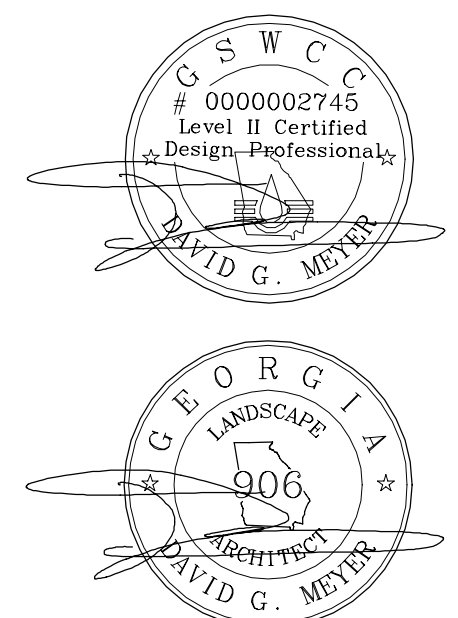
Note:

On this site plan, the location of all state waters has been estimated based on pond location, boundary survey, and topography. On construction drawings and final plat, all state waters will be field located. By definition as per the latest Georgia (GSWCC) Manual, all buffers will be measured from the point of wretched vegetation on each side of the state water.

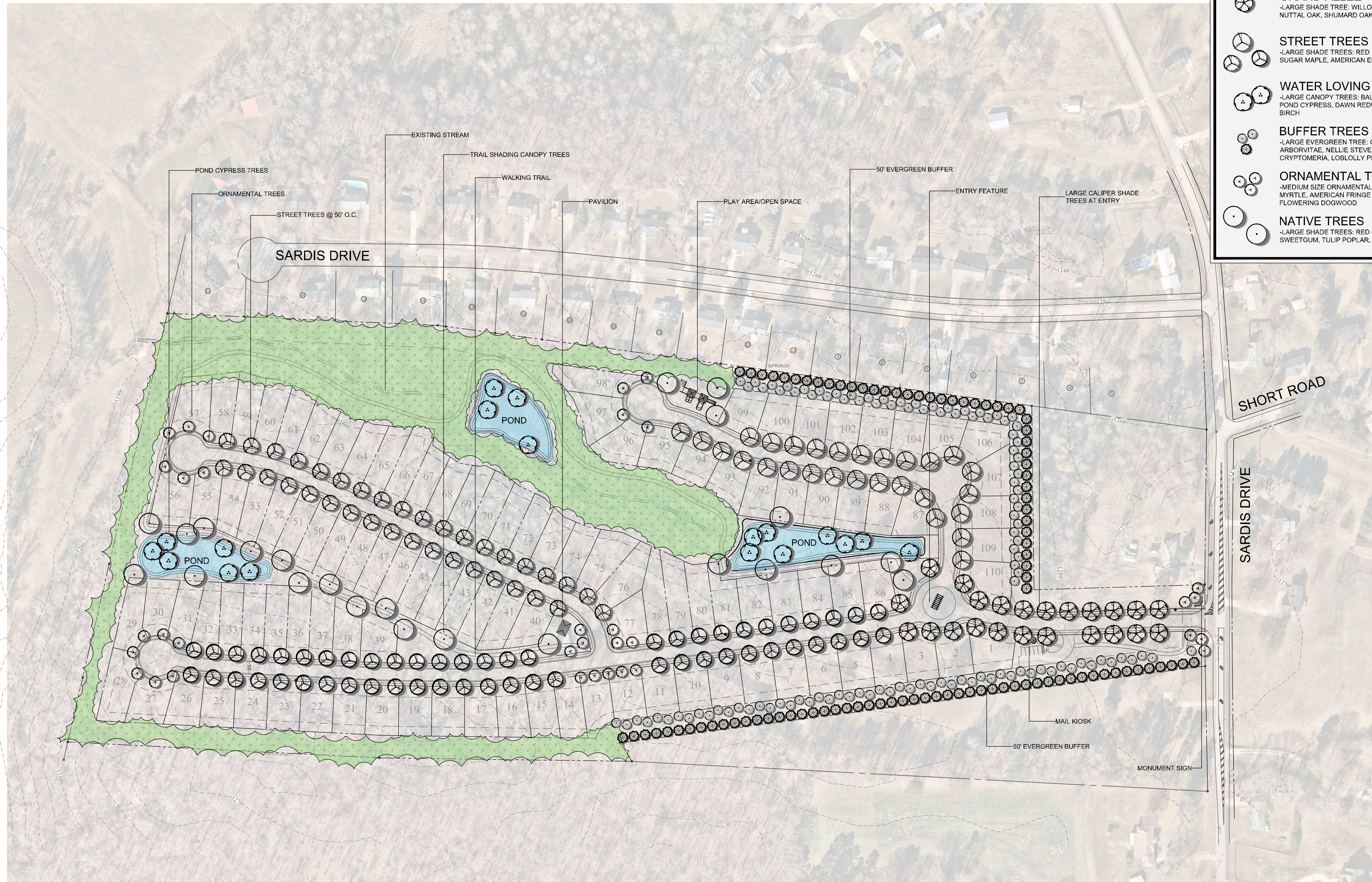


General Notes:




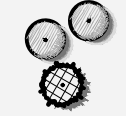


- Boundary and topography from Hall County GIS.
- According to Flood Insurance Rate Map (FIRM) #13139C0175G, April 4, 2018, no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
- Streams and/or wetlands are to be determined.
- No archeological or architectural landmarks are known to exist on site.
- No utility easements exist on site.
- Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



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TREE LEGEND

-  **GRAND ALLEE**
-LARGE SHADE TREE: WILLOW OAK, NUTTAL OAK, SHUMARD OAK
-  **STREET TREES**
-LARGE SHADE TREES: RED MAPLE, SUGAR MAPLE, AMERICAN ELM.
-  **WATER LOVING TREES**
-LARGE CANOPY TREES: BALD CYPRESS, POND CYPRESS, DAWN REDWOOD, RIVER BIRCH
-  **BUFFER TREES**
-LARGE EVERGREEN TREE: GREEN GIANT ARBORVITAE, NELLIE STEVEN HOLLY, CRYPTOMERIA, LOBLOLLY PINE, MAGNOLIA
-  **ORNAMENTAL TREES**
-MEDIUM SIZE ORNAMENTAL TREE: CRAPE MYRTLE, AMERICAN FRINGE TREE, FLOWERING DOGWOOD
-  **NATIVE TREES**
-LARGE SHADE TREES: RED OAK, SWEETGUM, TULIP POPLAR.

Kimley»Horn
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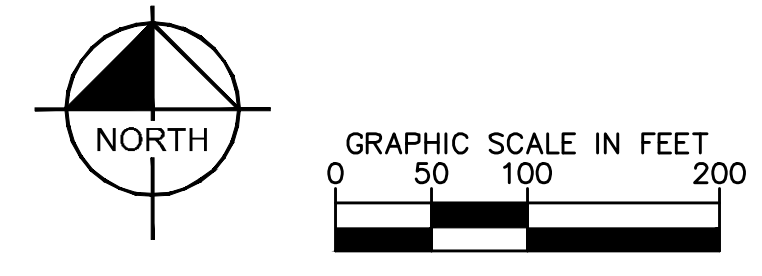
PREPARED FOR
GRACE OF GEORGIA DEVELOPMENTS
78 LINDBERGH DRIVE NE, UNIT 100
ATLANTA, GEORGIA 30305

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PROJECT
4363 SARDIS ROAD
PREPARED FOR
GRACE OF GEORGIA DEVELOPMENTS, LLC

GSWCC NO. (LEVEL II)
DRAWN BY CLH
DESIGNED BY EHS/CLH
REVIEWED BY EHS
DATE 02/01/2024
PROJECT NO. 017989000

TITLE
CONCEPT LANDSCAPE MASTER PLAN
SHEET NUMBER
L1-00



PRELIMINARY: NOT FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GRAND ALLEE



NUTTALL OAK



SHUMARD OAK



WILLOW OAK

BUFFER TREES



GREEN GIANT ARBORVITAE



NELLIE STEVENS HOLLY



CRYPTOMERIA

STREET TREES



RED MAPLE



SUGAR MAPLE



AMERICAN ELM

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FLOWERING DOGWOOD

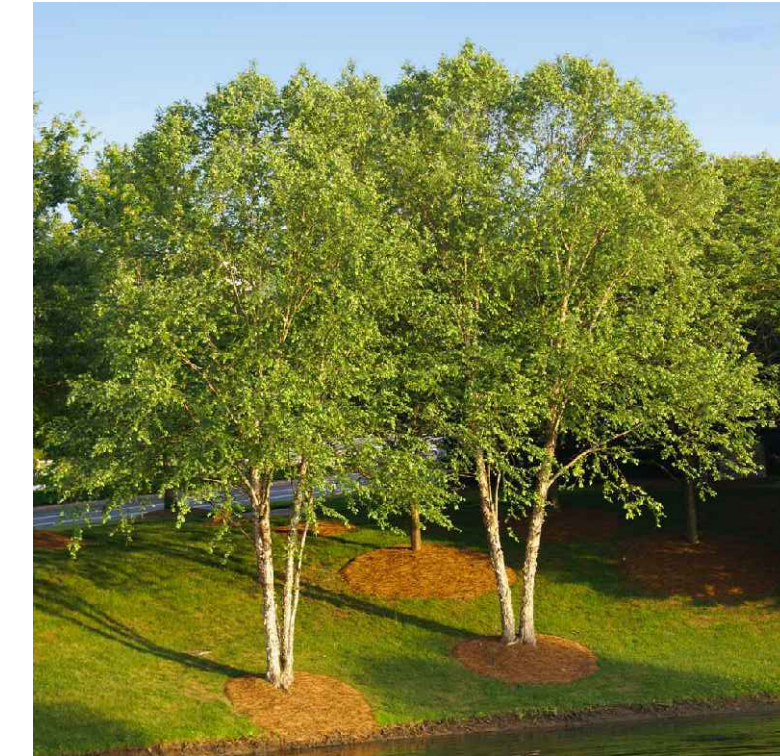
WATER LOVING TREES



BALD CYPRESS



DAWN REDWOOD



RIVER BIRCH

NATIVE TREES



RED OAK



SWEETGUM



TULIP POPLAR

SITE FEATURES



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| SHEET NUMBER | L2-00 |
| GSWCC NO. (LEVEL II) | |
| DRAWN BY | CLH |
| DESIGNED BY | EHS/CLH |
| REVIEWED BY | EHS |
| DATE | 02/01/2024 |
| PROJECT NO. | 017989000 |

PRELIMINARY: NOT FOR CONSTRUCTION

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**4363 SARDIS RD
SARDIS PARK
TREE SCREENING AND BUFFERS VISUAL REPRESENTATIONS**

January 30, 2024

ILLUSTRATIVE REPRESENTATION FOR SARDIS PARK:



PRECEDENT IMAGES:



Tree buffers for Riverside Drive Neighborhood in Sandy Springs



Tree buffers in front of Junction at Vinings apartments: 2101 Paces Ferry Rd SE, Smyrna, GA 30080