

Project Narrative for
3655 Friendship Rd., LLC – 10.127 acres

LOCATION – 3655 Friendship Road,
Buford, GA 30518

APPLICANT- 3655 Friendship Rd., LLC,
Steven P. Gilliam, Attorney

SUMMARY

The accompanying application seeks a rezoning from an existing zoning AR-III to PRD on Parcel 15048 000025, for a total of 10.127 acres of undeveloped property located on Friendship Road, in south Hall County. The intent is to develop 22 single-family residential lots. The proposed rezoning will allow a feasible product to be supplied to the area that is consistent with the Hall County Comprehensive Land Use Plan for residential use, and appropriate for Hall County's Planned Residential Development (PRD) district for this location. There will be a mandatory Homeowners Association with a Declaration of Restrictive Covenants.

SITE DESCRIPTION

The overall tract has approximately 1,332 ft of frontage along Friendship Road. Domestic water will be provided by the city of Gainesville. Hall County will serve the site through an existing gravity sanitary sewer line.

ADJACENCIES

The property abuts Highway business (HB) and AR-III to the southeast, R-III to the northwest, PRD to the northeast, and R-I (Willowbrook Subdivision) to the east.

ACCESS

Access to the property is from Friendship Road aka State Route No. 347.

PROJECT DIMENSIONAL STANDARDS

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| Parcel Size | 10.127 acres |
| Proposed Number of Lots | 22 |
| Proposed Density | 2.17 lots per acre |
| Proposed Open Space | 30.0% |
| Streets | Public |
| Water and Sewer Provider | Gainesville City Water and Hall County Sewer |
| Minimum Lot Size | 8,000 sq ft. |
| Amenities | Entry Monument and Cluster Mailbox |
| Storm Water Management Areas | 2 |
| Minimum Lot Width | 50 ft |
| Minimum Front Yard Setback | 25 ft |
| Minimum Side Yard Setback from Property Line | 5 ft |
| Minimum Rear Yard Setback from Property Line | 20 ft |
| Sidewalks- Both Sides of the Street | 5 ft |

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facia shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential buildings shall be prohibited. Garages shall meet the architectural standards for planned residential developments set forth in section 17.180.060.B.9. Architectural elevations and renderings are attached with this application. These range from 2,132 sq ft (one-story ranch) to 2,957 sq ft (two-story master on the main).

ENTRY MONUMENT SIGNAGE

Applicant is requesting permission for an entry monument type of a sign located on lot 22 as shown on the site plan.. The entrance may also include the following structural items: natural stone, masonry walls, wood, or PVC fencing, illuminated signage in accordance with the Hall County sign ordinance, ornamental sculpture, landscaping, and irrigation.

CLUSTER MAILBOX UNIT (CBU)

The developer shall be responsible for providing CBUs for regular mail service delivery. A CBU is a structure housing multiple mailbox units to serve each residential unit of the development for the express purpose of regular mail delivery provided by the USPS. Development, maintenance, location, and parking shall be governed by section 17.180.060.B.11 of the Hall County Code. The CBU will be located on Street B shown on the site plan. There will be three parking spaces located at the CBU.

VARIANCES

Applicant is requesting a variance for 17.180.060.B.5 to the 50 ft buffer along the perimeter of all property boundaries as follows: (a) from the eastern property line 50 ft planted buffer to be reduced to a 25 ft graded and landscaped buffer with a berm and 6 ft high solid opaque fence; and (b) along the western property line the 50 ft buffer would be reduced from 50 ft to 0 ft. For the front and side load garage placement variance, garage doors shall be positioned no more than 8' in front of the front wall plane of the residence, extending no more than 40 percent of the width of the residence.

STREAM BANK BUFFER

The 75 ft stream bank buffer should be shown and located outside of individual lots.

CONCEPTUAL MASTER PLAN

The development of the community shall be controlled by the Conceptual Master Site Plan (the "Site Plan") attached as Exhibit A. The Plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by applicant, so long as its modifications do not change the land use, increase the overall density of the project, or reduce any established exterior buffers or setbacks.