



# SMITH GILLIAM WILLIAMS & MILES

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## Project Narrative for Cameron Henderson, Atlas Land Development

**LOCATION** – 4610 Winder Hwy and 4616 Winder Highway,  
Flowery Branch, GA 30542

**ACERAGE** – 31.64 +/- acres

**APPLICANT**- Steven P. Gilliam, Attorney

Application of Steven P. Gilliam to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 31.64-acre tract located on the west side of Winder Highway at its intersection with Plantation Drive, a.k.a. 4610 and 4616 Winder Highway; zoned AR-III and R-I; tax parcel 15037A000070 and 000001. Proposed use: single family development. Commission District 1.

Attached is a letter, dated August 15, 2022, from Jennifer Rivera, Hall County Commission Clerk, to Ponderosa Land Holding, LLC regarding the Conditions of rezoning approval by the Hall County Board of Commission on August 11, 2022, on the application of Ponderosa Land Holdings, LLC to rezone the above location.

The Applicant is seeking to change three of the Conditions.

Condition 3 is amended by changing 52 total units to 54 total units, by adding lots 53 and 54 as shown on the attached Site Plan.

Condition 4.f. is amended by removing the fence and landscaped buffer requirement.

Condition 14 is amended by removing the amenity area, including parking, swimming pool, and restrooms on lots 53 and 54, and the requirement that they be built and completed by 50% of build-out.

The mail kiosk will be located as shown on the updated Site Plan. A variance is requested not to require parking spaces due to a limited number of mailboxes and lack of parking area.

**Street Address:**

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340 Jesse Jewell Parkway, Suite 300  
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