

## **Project Narrative for Allison Road Tract**

**LOCATION** - 3212 & 3202 Antioch Campground Rd., 3446, 3450, 3456 Looper Lake Rd.

**ACREAGE** – 59.003 acres +/-

**APPLICANT** – The Revive Land Group, LLC

### **Summary**

The accompanying application seeks zoning district change from AR-III to PRD for 59.003 acres +/- of undeveloped property located at the intersection of Antioch Campground Road and Looper Lake Road in north Hall approximately 0.5 miles east of Sardis Road. The intent is to develop up to 115 units of quality single-family detached housing under Hall County's PRD (Planned Residential Development) District. The proposed use is consistent with the Hall County Comprehensive Plan for "residential" use and appropriate for Hall County's Planned Residential Development (PRD) District and for this location. Completion of development is anticipated by 2025. Further, this development will provide much needed housing for Hall County, as outlined in Hall County's Comprehensive Plan.

### **Site Description**

The parcel has approximately 680 LF of frontage along Antioch Campground Road, 1,150 LF along Looper Lake Road and 1,840 LF along Allison Road. The property is rectangular with frontage on three county roads. The site is undeveloped with a mixture of pines and hardwood trees. A jurisdictional stream (Sardis Creek) and a smaller jurisdictional tributary are located on the property. In addition, several small areas of jurisdictional wetlands are also present. Domestic water will be provided by the City of Gainesville and is in Allison Road, Looper Lake Road and Antioch Campground Road. Hall County will serve the property with sanitary sewer via an on-site pump station, with an existing force main located along the property frontage on Allison Road. All other dry utilities are located within a reasonable distance for service extensions.

There are no known site impediments to the property's successful development as a single-family subdivision.

### **Adjacencies**

The property is surrounded by residential zoning (AR-III., V-C and PRD). Additionally, the Antioch Campground is located to the northwest of the property.

### **Access**

Two Entrances are proposed to the property from Antioch Campground Road approximately 900 LF west of Looper Lake Drive. While not required by Hall County Development or Fire code, the applicant's two entrance will not only provide additional safety to the community, but also improve traffic circulation within the development. The western entrance is full access, while the eastern entrance is right in/ right out, only.

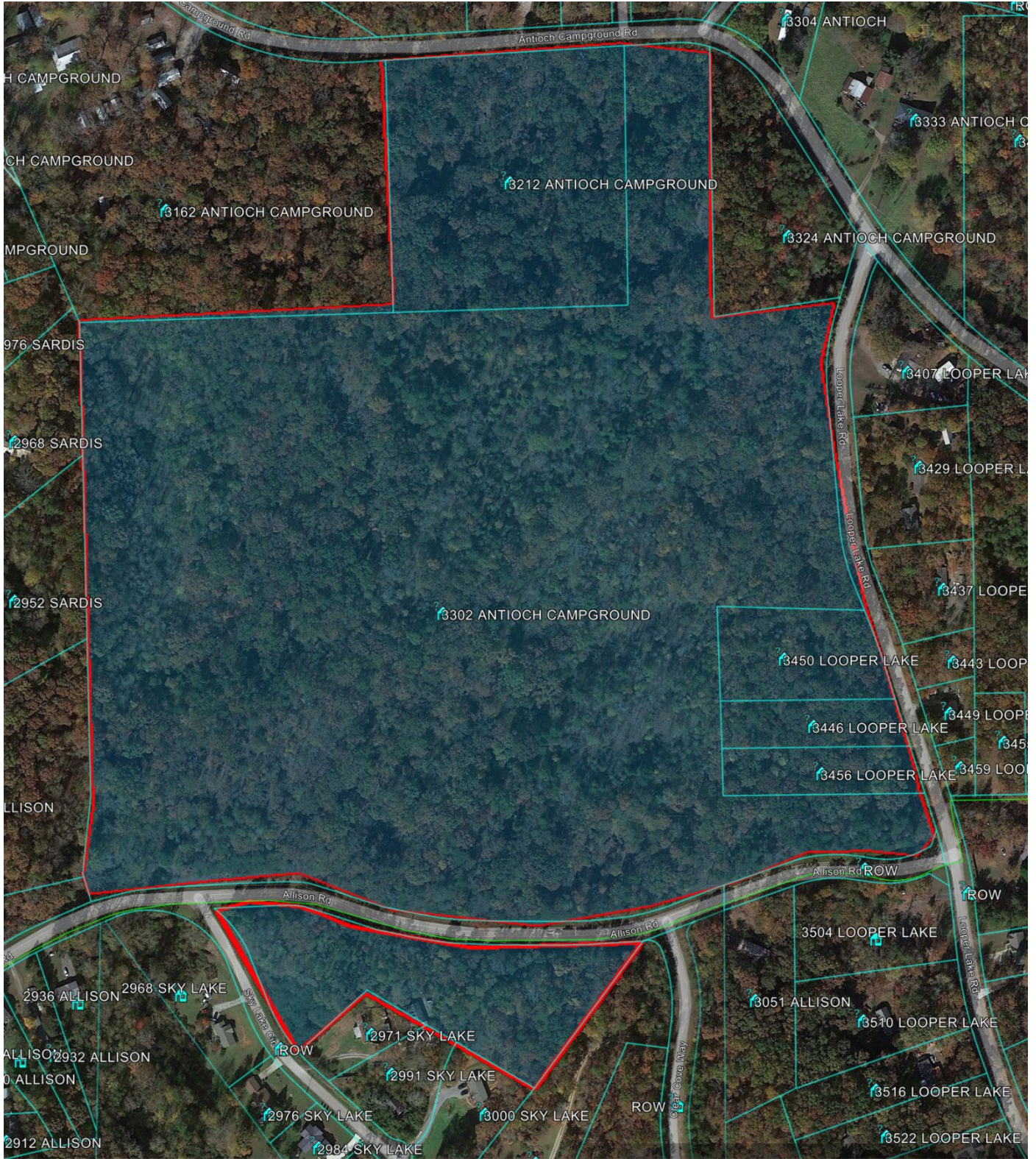
### **Proximity to Other Uses**

- Nearest distance to undeveloped commercial property - parcel 10070 000048 zoned H-B located at 2581 Dawsonville Hwy.



- Nearest distance to developed commercial property - parcel 10071 000161 zoned S-S, located at 2652 Dawsonville Hwy.
- Nearest distance to a single family home - a single family home at 3449 Looper Lake Road is located within 100' of the eastern boundary.
- Nearest distance to a subdivision - Tranquility Cove S/D is located immediately south of the property.

**Aerial View**





### **Comprehensive Plan Consistency**

The project is consistent with the residential designation (Lake Residential) of the Future Land Use Map, although the density is slightly greater based on the availability of sewer in the area.

### **Traffic Impact Study**

A Traffic Impact Study has been completed and is attached as part of this application. The findings of the report indicate that the traffic generated from the proposed development will not have a negative impact on existing traffic in the area.

### **Development Strategy**

The property is planned for traditional use single-family homes ranging from 1,800 SF for a single story home and 2,000SF to more than 3,000 SF for two story home. The property is near the proposed Sardis Connector, the intent of which is to open this area of Hall county to north and south Hall county.

**Project Dimensional Standards**

<b>Proposed Dimensional Standards</b>	
	<b>Single Family - Detached</b>
Acreage (Overall)	59.003
Density (Overall)	1.95
# of Lots	115
Exterior Graded and replanted Buffer	50'
Minimum Open Space (Overall)	30% (17.701 Acres)
Open Space Provided	47.8% (28.193 Acres)
Sidewalks	4', both sides
Minimum lot width @ building line	50'
Minimum lot area	8,000 sf
Maximum height	35'
Front setback from R/W	25'
Rear setback	20'
Side setback	5'
Corner Lot Setback (non-front side)	5'
Side Separation (foundation to foundation)	10'
Garage - % of front facade	46%
Minimum heated floor area (one story/two story)	1800 SF One Story 2000 SF Two Story

\*Per Hall County’s Planned Unit Development Category (PRD), Any dimensions, drawings, and notes on site plan dated January 16, 2024 and attached with this Application or outlined in this Narrative shall dictate the standards of this development.

**Architectural Materials & Site Improvements**

At a minimum, the homes would follow a design theme that would include:

- Two-car garages (width not to exceed 46% of front building width - Variance Requested in this Narrative)
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Sodded yards (4 sides)
- One street tree per home (minimum 2 ½" caliper)

**Entrance Monumentation**

The entrance may be gated and if so, the private streets will be maintained by the Homeowner's Association (HOA). All necessary requirements to allow access for public safety and other services will be provided. At least one central mail kiosk will be provided subject to USPS review and approval. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Gate House
- Operable or Faux Gates
- Illuminated Signage in accordance with the Hall County Sign Ordinance

- Ornamental Sculpture
- Landscaping & Irrigation

## **Amenities**

The community amenities, at a minimum, will contain the following items:

- Walking Trails
- Dog Park
- Pocket Parks

Other amenities, at the sole discretion of the Developer, may include the following items:

- Playground
- Passive Pocket Parks
- Fire Pit
- Pool and Cabana, with guest parking

## **Signage**

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along Antioch Campground Road.

## **Model Home Permits**

Applicant requests that up to ten (10) model home permits be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. However, no certificate of occupancy permits (CO) will be issued prior to final plat recording. Model Homes may be utilized as temporary offices.

## **Sales and Construction Trailers**

Applicant is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of street paving and possible ahead of final plat approval.

## **Homeowner's Association**

A Homeowner's Association will be created in order to administer the covenants, conditions and restrictions that will be placed on the property by the Applicant. The HOA will manage the overall management of the property including maintenance, architectural controls and financial management.

## **Conceptual Master Plan**

The development of the community shall be controlled by the Conceptual Master Plan (the "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 the Developer, and not require any additional action by the Board of Commissioners or Planning

Commission, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

**Proposed Variances from PRD Requirements & Associated Hall County Development & Architectural Standards**

- 17.180.060.6 - **Landscape Requirements** - The requirement for two trees per lot shall be modified to one tree per unit (115) plus any trees necessary to satisfy the development's tree density requirements.
- 17.180.060.8 - **Open Space** - Open Space shall be required at 30% of the gross acreage but without the requirements of sections 17.430.100 through 17.430.150
- **Garage width** variance to allow 16' wide garage doors, across a 35-40' house elevation width or up to 46% of the front facade.
- Variance to allow the **garage face** home to not be recessed behind the front porch/ door of the home, providing that the garage is still set back a minimum of 25' from the right of way.



## REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the PRD master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the PRD zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the

Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

## **I. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this PRD master plan application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

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