

Additional Supplemental 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

DATE – March 29, 2024

Summary

After receiving comments and feedback from Hall County Staff and Commission Members, The Revive Land Group, LLC submits this additional supplemental project narrative for its Allison Road project. The following changes/ clarifications have been made along with the redline proposed zoning conditions.

The site plan has been redesigned with one full access entrance on Antioch Campground Road and one full access entrance on Allison Road.

The detention pond on the northeast corner of the site has been redesigned as a shallow grassed/ landscaped stormwater pond, similar in nature to a drainage swale and moved behind the lots 1-8 and lots 32-38, similar to examples shown as Exhibit A.

The lot count has been adjusted to 114 lots.

A minimum of five (5) lots shall feature side entry garages.

The subdivision shall be age restricted, following HUD guidelines for 55+ communities.

A Variance is requested for no more than 13 lots to be reduced in size to 6,000 sqft in order to accommodate the shallower stormwater Pond.

A Variance is requested to allow garage doors to protrude 8' front from the front façade, as shown on the previously submitted ranch elevations.

Minimum heated square footage is proposed to be 1800 sqft.

Amenities shall include nature trails, pickleball courts, dog park, fire pit, and club house and shall be completed prior to the issuance of the twenty eighth (28th) CO. The developer shall have the option to construct a swimming pool instead of the pickleball courts. Additional amenities may be constructed by the developer at the discretion and approval of the Assistant Director of Planning and Development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Allison', is positioned above the typed name.

Neville Allison
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EXHIBIT "A"

