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Amended Project Narrative for
5079 Old Winder Highway – 20.00 Acres

LOCATION – 5079 Old Winder Highway

Braselton, GA 30517

APPLICANT – Steven P. Gilliam, Attorney

CURRENT ZONING – R-1

PROPOSED ZONING - PRD

ACERAGE – 20.00 +/- acres

SUMMARY

The accompanying application seeks zoning district change from R-1 to PRD for 20.00 acres of undeveloped property located on Old Winder Highway in Braselton, Hall County. The intent is to develop 105 units of quality, traditional single-family fee simple townhomes with an amenity area with the required minimum of 30% open space. 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 for this location, which is residential and mixed-use corridor.

SITE DESCRIPTION

The overall tract has approximately 80 ft of frontage along GA Highway 211. The water is provided by the City of Gainesville, and Hall County will provide sewer. There are no known impediments to its successful development for the purposes intended.

ADJACENCIES & ACCESS

The property is surrounded by residential zonings (AR-IV) to the north, to the east, and to the south. Access to the property is from Old Winder Highway (SR 211), a two lane, paved and state-maintained roadway that connects to Winder Highway (SR 53).

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

PROJECT DIMENSIONAL STANDARDS

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| Parcel Size | 20.00 acres |
| Proposed Number of Lots | 102 |
| Proposed Density | 5.1 units/acre |
| Proposed Open Space | 30% minimum |
| Streets | Public |
| Water and Sewer Provider | Gainesville City Water and Hall County Sewer |
| Minimum Lot Size | 1,600 sq ft |
| Amenities | Dog Park, Pavilion, and Grilling Area |
| Storm Water Management Areas | 1 |
| Minimum Lot Width | 20 ft |
| Minimum Sidewalk Setback | 22 ft from garage door to back of sidewalk |
| Internal Side Setback | 0 ft |
| Minimum Rear Yard Setback from Property Line | 0 ft |
| Sidewalks – Both Sides of the Street | 5 ft |
| Garage % of Front Façade | 70% |
| Minimum Lot Depth | |
| PRD Buffer | 50 ft |
| Impervious Stream Buffer | 50 ft |
| Stream Setbacks | 75 ft |
| Mail Kiosk (CBU) | |
| Minimum Heated Floor Area | 1,800 sq ft |
| Front Setback from Right of Way | 15 ft, 10 ft on corner streets |
| Side Separation from Foundation to Foundation | 20 ft between buildings |

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with masonry (brick or stone), wood, or fiber cement/Hardi-plank type siding. The garage doors shall not exceed 70% of the front façade. The builder intends to build:

- Single Family Fee Simple attached dwellings with two-car garages (garage width not to exceed 70% of front building width)

- Front facades with a combination of masonry and fiber cement siding materials
- Side and rear facades with masonry, fiber cement siding, or shake siding
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering
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INTERNAL 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 signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

MODEL HOME PERMITS

Applicant requests that up to two (2) buildings of 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.

ENTRY MONUMENT SIGNAGE

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF.

The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

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 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.

TRAFFIC IMPACT STUDY

The following recommendation is from the Traffic Impact Study provided by Southeastern Engineers dated February 22, 2024:

SR 211 Atlas Drive

- Atlas Drive should be full-access, stop-sign controlled.
- Atlas Drive should be two lanes, one entry and one exit lane.
- Install a northbound right-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.
- Install a southbound left-turn storage lane on SR 211. Lane dimensions should meet GDOT minimum requirements.

No other roadway improvements are recommended for this development.