

Revised Project Narrative
Rezoning Application of Scott Puckett, Inc.

Revised June 24, 2024

Scott Puckett, Inc. presents this revised narrative regarding its application to rezone two tracts of property to PCD for a Planned Commercial Development. The subject parcels are:

<u>Tax Parcel</u>	<u>Size</u>
08154 000017	24.21 acres
08154 000022	50.165 acres

Provided with the application is a proposed site plan dated April 1, 2024. The site plan is being updated, and the revised site plan is being submitted. The PCD includes one hotel with approximately 110 rooms; four food and beverage buildings with patios and outdoor seating, some to feature rooftop space, surrounding a central plaza; 275 multi-family residential units; 212 Townhomes; 74 single-family detached residential lots; and amenities including swimming pools, tennis courts, pickleball courts, parks, and walking trails.

§ 17.180.080: Planned Residential Development (PRD)

A. Characteristics

The proposed design allows for flexible placement, arrangement, and orientation of commercial and residential structures given the property's characteristics, including streams located on the property. The subdivision will be a mixed-use development consisting of hotel, food and beverage, multi-family housing, townhomes, and single-family homes. The community will have three entrances, one on Friendship Road and two on Ridge Road. Submitted with the rezoning application is the Traffic Impact Analysis for the development prepared by Traffic Impact Group, LLC. The proposed design will maximize natural features through creative site planning. Grading will be in accordance with site characteristics, topography, and the presence of streams.

B.1: Commercial Structures

The proposed commercial portion of the development abuts Friendship Road. The hotel, located at the corner of Friendship Road and Ridge Road, will include approximately 110 guest rooms. The applicant anticipates the hotel will not exceed 5 stories. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel. The applicant anticipates that a nationally-recognized hotel line will operate the hotel, which (a) will not have exterior entry to units, and (b) will have a hotel lobby and indoor entrance to units. Although the hotel will be located on the commercial portion of the development, the applicant requests flexibility on the final location of the hotel to factor in parking, traffic flow, and aesthetics from the surrounding roads.

The commercial portion of the development will also include four food and beverage buildings totaling 15,800 square feet. The applicant anticipates the food and beverage buildings will not exceed 3 stories. The food and beverage portion of the development will include patios and outdoor seating, and one or more of the food and beverage buildings are expected to have rooftop space. The food and beverage buildings will surround a Central Plaza.

The facades of the commercial buildings will be in accordance with Gateway Corridor standards.

B.2 Entrances, Exits, and Parking

The site plan depicts the entrances, exits, and parking for the development. Access to the commercial development is by two entrances, one on Friendship Road and one on Ridge Road. (There is a third entrance to the development, also on Ridge Road, which will primarily serve the residential portion of the development.) The site plan anticipates 200 parking spaces for the commercial portion of the development to serve both the hotel and the food and beverage establishments.

B.3 Buffers

The site plan calls for a 10-foot landscape strip along Friendship Road and along Ridge Road. The eastern portion of the commercial development will include a 25-foot transitional border, which runs throughout the single-family residential portion of the development. The materials utilized in the landscape strip and transitional border will be in accordance with Gateway Corridor Standards. The site plan includes existing stream buffers and calls for creek buffers with mulch trails to connect neighborhoods to shared green spaces and amenities.

B.4 Lighting

All outdoor lighting will be the semi-cutoff type and in accordance with applicable Hall County and Gateway Corridor standards.

B.5 Signage

The development anticipates one monument sign for the development on Friendship Road and one monument sign at the entrance of the single-family residential development on Ridge Road, all in accordance with County standards.

The applicant proposes that prior to issuance of sign permits, other than general signs permitted pursuant to Hall County Ordinance 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Hall County Director of Planning and Development, or her designee.

B.6 Type and Number of Uses Proposed for the Commercial Development

As noted above, the commercial portion of the development will include one hotel and four food and beverage locations. The applicant anticipates the hotel will have 110 guest rooms. The sizes of the food and beverage buildings as shown on the site plan are:

- One building consisting of 4,000 square feet,
- One building consisting of 4,600 square feet, and
- Two buildings, each 3,600 square feet.

The food and beverage development will feature patios and outdoor seating. The applicant expects to feature rooftop space on one or more of the food and beverage locations. Its center features a Central Plaza.

B.7 Development Controls

The hotel will not exceed 5 stories in height. The commercial buildings will not exceed 3 stories in height. Facades shall be in compliance with Gateway Corridor Standards and will be depicted on elevations to be presented.

The applicant proposes that prior to issuance of a building permit for the commercial structures, the owner/developer shall submit architectural design guidelines listing a palette of acceptable building materials which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or its designee.

B.8 Residential Uses

a. Characteristics

The site plan for the subject tract provides for 275 multi-family residential units, 212 townhomes, and 74 single-family detached residential lots. The multi-family buildings will include 3-story and 4-story buildings. (The plan calls for some 4-story structures to accommodate 3/4 splits based upon topography.) Townhomes will be no more than 4 stories, 102 of which are front-loaded and 110 of which are rear loaded. Each single-family detached residence will be a one-story or two-story home and will not exceed a height of 35 feet.

Multi-family units will have one to three bedrooms. The Townhomes will have 3-4 bedrooms. The single-family detached residences will be 2000-2500 square feet of conditioned area. The single-family detached homes will have 3-5 bedrooms.

b. Streets and Common Open Spaces

The project will include an open space / amenity areas of approximately 26.84 acres total, approximately 36% of the total site area. Of the total 26.84 acres, 22.61 acres is dedicated to open space and 4.23 acres of amenity areas. The common areas are to include amenity areas including two swimming pools, tennis courts, pickleball courts, parks, and mulched trails connecting the neighborhoods to the shared green spaces and amenity areas. The development will include sidewalks as well as walking trails for connectivity.

c. Architectural Style and Proposed Siding

The architectural style of the Single Family and townhome residence community will be a traditional 1-story to 2-story single-family detached home with 2-car garages. Architectural renderings will be provided for both single-family residences and town homes. The homes will have brick and stone accents on the front of the homes. The remaining front facade will be Board and Batten, shake, or fiber cement lap siding. The sides and rear of the home will be fiber cement lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

d. Development Controls

Each Single-Family detached residential lot will have a minimum width of 50 feet and a minimum size of 8,000 square feet. There will be a minimum of 10 feet between Single-Family detached structures. The Townhomes will have a minimum width of 22 feet. All grass areas and all front and side yards will be sodded.

There will be a 50-foot undisturbed buffer along the perimeter of the property, which shall be excluded from the individual lots. **There will be a 75-foot impervious stream buffer, inclusive of a 50-foot undisturbed stream buffer, from the top of the stream bank (point of rested vegetation). Some of the stream buffer area will be included as a part of the individual lots (subject to the buffer requirements). If a variance is allowed for inclusion of those stream buffer areas within the lots, Scott Puckett, Inc. requests that the variance be allowed.**

e. Development Schedule

Depending upon permitting and approvals, the applicant anticipates a 24 to 36-month development period.