

August 7, 2024

**Project Narrative for:**

**Hall County Tax Parcel #: 12051 000015**

5552 Bogus Road

Gainesville, GA 30506

**Summary**

The accompanying application seeks to modify existing PRD Zoning for ±13.9 acres of partially undeveloped property on Bogus Road in north Hall County approximately 4,200' from the intersection with Nopone Road. The intent is to create a 15-lot residential subdivision for adults with Intellectual and Developmental Disabilities (IDD) and will be fee simple lots to be sold to participants with Adventures in Missions Ministry. The homes will range from 1 to 4 bedrooms, with sizes of the homes varying between 1,000 and 3,000 SF. Some units will include garages, while others will not.

**Site Description**

The parcel is located midway between SR 129 and SR 284 and has approximately 700' of frontage along the western right-of-way of Bogus Road (50' R/W). Parcel 12051 000015 is rectangular in shape (700'x650') and currently contains a single family dwelling only. Existing utilities, including water, electricity and communications are in place to serve the property. All future lots will be served by individual on-site septic systems.

The property is adjoined on its north and west by property zoned AR-IV and to the south by POD (planned Office Development currently owned by the applicant. To the east is Bogus Road with AR-IV zoning on opposite side.

Access to the lots will be from a newly constructed gravel road (Flourish Drive). Access to Lot 11 will be via Bogus Road. Residents intended means of travel, to and from the homes and the community center, will either drive by vehicle or walk via walking path (shown on plan).

**Proximity to Other Uses**

- Nearest distance to developed commercial property at SR 129 and Nopone Road – 10,050'
- Nearest distance to undeveloped commercial property at SR 129 and Claude Peck Road – 5,150'
- Nearest distance to a single-family residence at 5553 Bogus Road – 100'
- Nearest distance to a subdivision – Whitetail Path Cove in Highlands Gate S/D – 2,400'

**Comprehensive Plan Consistency**

The project is consistent with the residential designation of the Future Land Use Map. The expansion of the development with this use should not be in conflict with the nearby property owner's use and enjoyment of their properties.

**Project Parameters**

- Density – 0.92 ac/lot density. Minimum lot size = 35,000 SF (0.80 ac.)
- Phasing – N/A
- Parking – Each home to have individual driveways and parking areas
- Max building height – 2-story
- Building setbacks – 30' front, 10' side, 10' rear
- Hours of Operation – 24/7 full-time residential dwellings
- Lighting – non-spill lighting along roadway for resident safety
- Signage – None proposed at this time
- Building Materials - Hardi-Board with rock and/or brick accents

**Variance Request Items**

Road Standards:

- Gravel Surface (Paving Required)
- 50' Right-of-Way (60' Required)
- No Sidewalks
- No Curb & Gutter

Dimensional Requirement:

- 20' Buffer (Same as current buffer/ 50' Required)
- Flag Lot Width – 20' (50' Required)

## Flourish Community Primer

### The Problem

A Georgia report in 2007 showed that roughly 25% of households had family members with IDD, 14.3% of Georgia's total population. Yet there are few communities designed to provide their physical, social, emotional and vocational needs. Most families stay in the school system as long as possible (a three year extension in Georgia) and then bring their child back home.

- 85% of young adults with IDD say they feel lonely most days.
- 1/3 of people with IDD are living below the poverty line.
- 87% of autistic adults live with their parents, but only 22% want to.
- 1,600 students with IDD are aging out of high school every year in Georgia.
- 11 million families across the country are looking for a residential option for their loved one with IDD.

This data reveals issues of isolation, a lack of residential solutions and a lack of care options for this demographic.

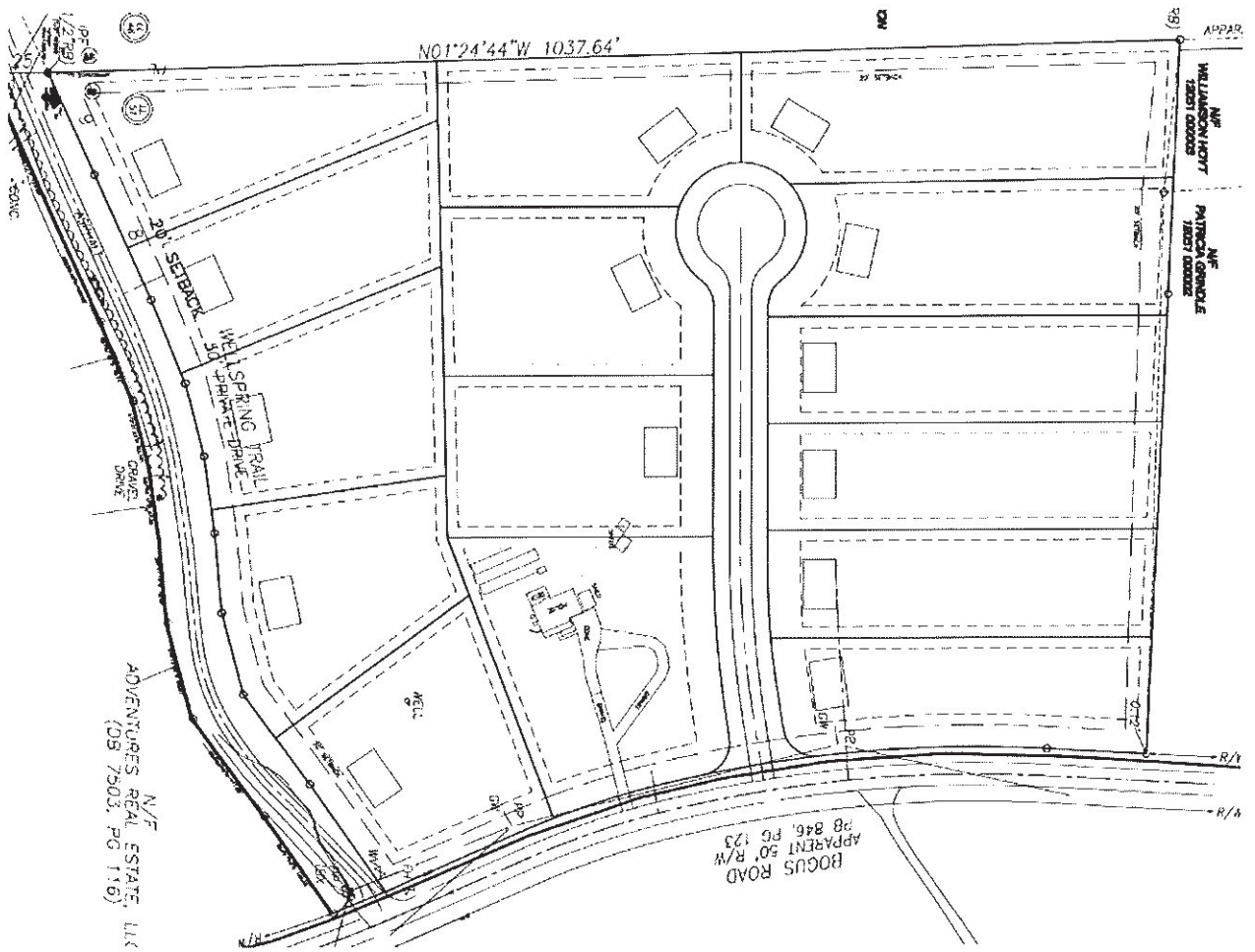
*See the report at the end of this primer for more information about Georgia's standing relative to other states*

### The Solution

Flourish Community seeks to provide an inclusive place of belonging and purpose for people with IDD.



In partnership with Adventures in Missions and The PIER Center, our objective is to build 14 homes (in addition to the one already there) in North Hall.





**The Community & Residents**

Built on the basis of inclusivity, belonging and purpose, this community is designed to promote and protect the interests of people with IDD. We believe our missionaries in training will help create an element of care and connection that is truly unique.



Hutch and Cindy Matteson

They have 4 kids and 1 grandchild. Three of their kids are married. Josh, who was born with Down's Syndrome still lives with them.

Day Program: Started The PIER Center in 2011 and started looking for housing solutions at that same time. Since then they have served 70 adults with disabilities

Hutch has held a variety of roles in the church for 25 years, including lead pastor. Their heart's desire is to be a part of a community where Josh can live safely and have the care he needs as they grow older.



Leah: 34 years old

Disability: Has a chromosomal deletion that has caused her a variety of impairments, including speech and learning.

Leah has a sweet temperament and loves to bake, sit on the porch and play with her nieces and nephews.

Living situation: She has always lived with her parents, who are now approaching retirement and wondering what her future looks like without them.



Josh: 34 years old

Disability: Down Syndrome/Congenital heart defect

Favorite Sports Team: The Braves, Falcons and Georgia Bulldogs

Favorite Pastime: Josh loves to ride his trike, watch movies and listen to music. He also loves going to the beach with his family.

Josh really enjoys being with friends who are similar to him as any "typical" adult enjoys. He's interested in living more independently and having the opportunity to live away from family like his siblings enjoy.

Sometimes Josh is lonely, not having age appropriate peers around like he did when his siblings were at home.



Kevin: 54 years old

Is the youngest of 8 children. Both his parents have passed. He currently lives with his sister and brother in law, who also have 2 children and 4 grandkids.

Favorite sports team: Georgia Bulldogs

Favorite pastime: listening to country music and going out to eat.

Kevin has been going to PIER for six years. He and Josh hope to be housemates at Flourish.

## Homes

Houses will be built by America's Home Place and residents will have three models to choose from. Homes will be consistent in quality and appeal with the surrounding area.

Here are a few of the models being considered:



The Cherokee: 2 Bedrooms, 1 Bath



The Oxford: 3 Bedroom, 2 Bath





The Brookwood: 4 Bedroom, 3.5 Bath

Inclusivity: Missionaries and people with IDD in community together.

In collaboration with Adventures in Missions, Flourish seeks to establish a community of like-minded individuals to live interdependently together. Adventures runs a discipleship and training program for missionaries, who will live in some of the homes. Others will be occupied by families who care about these demographics and want to get involved.

Belonging: A group of people that care about and support one another.

Flourish Community will be governed by a set of community guidelines and a governance board designed to promote and protect the interests and health of these demographics (people with IDD and missionaries).

Purpose: Each person was created by God to add value to this world.

A day program called The PIER Center has been running at the Adventures offices for the past five years. They provide training and create employment opportunities for people with IDD. Additionally, the interdependent nature of the community provides a context for learning and valuing each other.



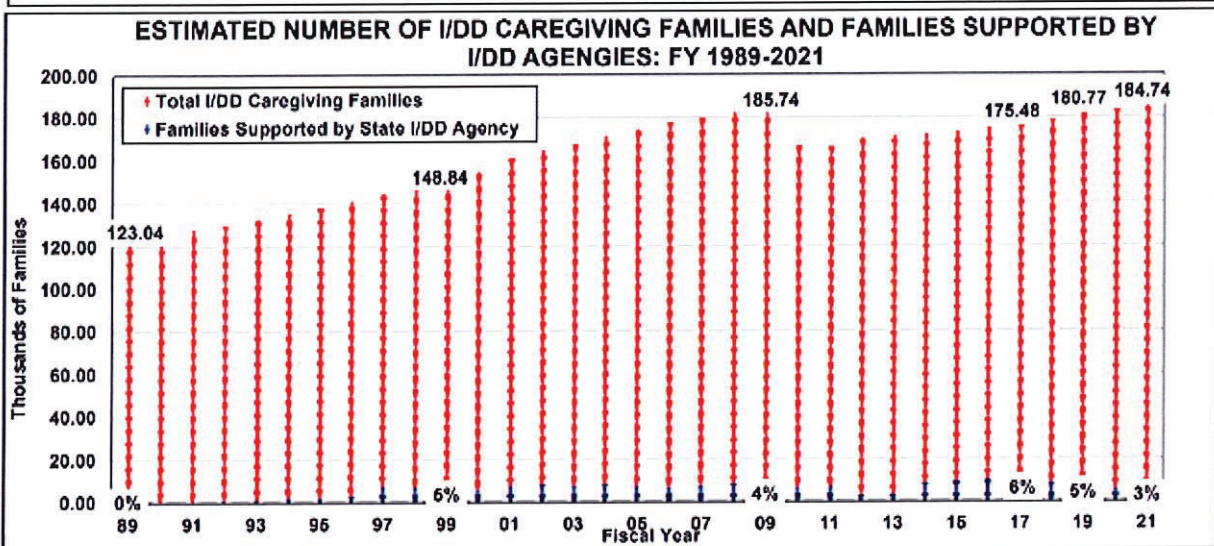
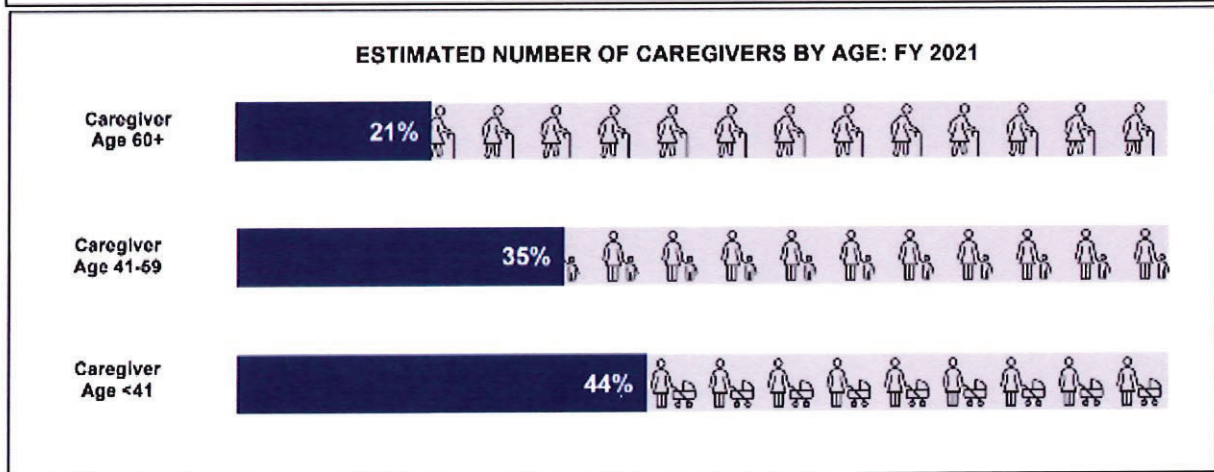
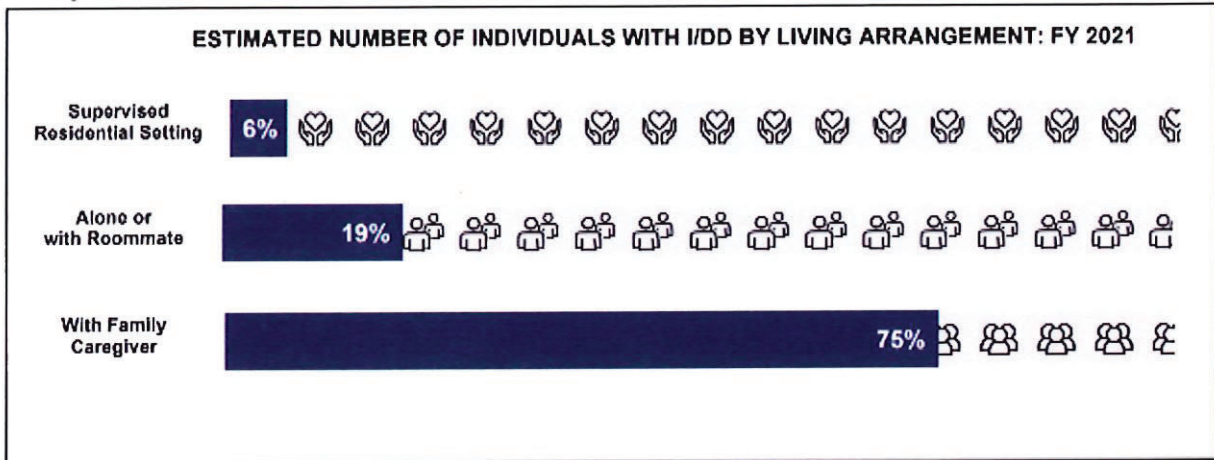
Each resident at the community will have a customized engagement that utilizes Flourish's many options.

- **Residence:** Homes for sale, homes for rent and rooms for rent. Residents come to Flourish to live in community with others like them in a supportive environment.
- **Community Support:** A non-profit will be established to help look after the residents and drive social engagement.
- **Employment:** Flourish will work together with local businesses and nonprofits to provide employment opportunities for its residents. The PIER Center (day program) is also starting small businesses designed to employ people with IDD. Currently they make dog treats and sell them locally and all across the country.
- **Day Program:** Run and managed by a partner organization called The PIER Center, residents have the option to attend classes, vocational training and engage in other activities during the day. People from around the local area are welcome to join as well.
- **Community Activities:** Evening and weekend activities are organized for the community - group trips, games, culinary classes, art classes and other fun activities.

Flourish Community, Adventures in Missions and The PIER Center are partnering together to execute this vision. Additionally, a non-profit organization will be established to oversee the functioning and health of the community.

Out of an estimated 240,000 people living with IDD in Georgia (according to Georgia Recorder), only about 14,500 are living in a supervised residential setting.

**Georgia**



Source: Tanis, E.S., et al. (2023). The State of the States in Intellectual and Developmental Disabilities, Kansas University Center on Developmental Disabilities, The University of Kansas. [stateofthestates.ku.edu](http://stateofthestates.ku.edu)

The Flourish Community partnerships and business model

