

## Project Narrative

### Rezoning Application of Scott Puckett, Inc.

August 23, 2024

Scott Puckett, Inc. presents this 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 August 22, 2024. The PCD includes one hotel with approximately 110 rooms; four buildings for commercial, retail, and/or restaurant use, surrounding a central plaza; 274 multi-family residential units; 207 Townhomes; 74 single-family detached residential lots; and amenities including swimming pools, tennis courts, pickleball courts, parks, and walking trails.

#### 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, commercial (to include commercial, retail, and/or restaurant uses), multi-family housing, townhomes, and single-family homes. The community will have four entrances, one on Friendship Road and three on Ridge Road. One of the entrances on Ridge Road will be gated emergency access only. 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 is in discussion with a nationally-recognized hotel line to 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.

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The commercial portion of the development will include four buildings totaling approximately 16,000 square feet. The applicant anticipates the commercial buildings will not exceed 3 stories. The commercial portion of the development will include patios and outdoor seating and 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 are two additional access points to the development, also on Ridge Road, which will primarily serve the residential portion of the development.) Parking is depicted on the site plan and will include 217 parking spaces for the commercial component (13.5 spaces per 1,000 square feet of commercial building space) and 55 spaces for the hotel (1 space per 2 rooms).

### 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.

Hall County Ordinance 17.180.060.B.5 provides for a minimum 50-foot planted buffer along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The southeastern property line abuts another residential development, the PRD zoning of which requires a 50-foot undisturbed buffer, and the entirety of that buffer is outside the residential lots in that development. Approximately two-thirds of the southwestern property line abuts a residential development, the PRD zoning of which too requires a 50-foot undisturbed buffer on its perimeter, but as to that parcel the buffer is included as part of the residential lots. In those areas, combined with the 25-foot buffer proposed by the applicant for the subject development, there will be 75 feet of buffer. The applicant requests the 25-foot buffer to make the development viable given the extensive stream buffers that run throughout the property. For this development, portions of the 25-foot transitional buffer will be included as part of some of the single-family residential lots.

The site plan includes existing stream buffers and calls for creek buffers with mulch trails to connect neighborhoods to shared green spaces and amenities.

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#### 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 commercial buildings. The applicant anticipates the hotel will have 110 guest rooms. The sizes of the commercial buildings as shown on the site plan are:

One building consisting of 4,000 square feet,  
 One building consisting of 2,000 square feet, and  
 Two buildings, each 5,000 square feet.

The applicant anticipates that one or more of the commercial buildings will be for food and beverage, to feature patios and outdoor seating. The commercial portion of the development surrounds 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.

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B.8 Residential Uses

a. Characteristics

The site plan for the subject tract provides for 274 multi-family residential units, 207 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, 99 of which are front-loaded and 108 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 1 to 3 bedrooms (approximately 45% 1 bedroom, 35% 2 bedroom, and 20% 3 bedroom). The Townhomes will have 3-4 bedrooms. The single-family detached residences will include a minimum of 1,800 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 27.8 acres total, approximately 37% of the total site area. Of the total 27.8 acres, 23.6 acres is conservation area, 1.6 acres is Passive Area, and 2.6 acres is Active Area. 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. The subdivision streets will be public, and the applicant requests variances to the minimum radius requirements to accommodate the street system as shown on the site plan as more particularly set forth below.

c. Parking and Mailboxes

Parking for the residential development is in accordance with Hall County Code requirements. There are 410 Multi-Family parking spaces (1.5 spaces per unit). There are 414 parking spaces for the Townhomes (2 per home) and 148 parking spaces for the Single-Family Detached portion of the development (2 per home). The project includes two Cluster Mailbox Units, one with 103 mailboxes and 5 parking spaces, and the other with 183 mailboxes and 8 parking spaces.

d. 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

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lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

e. 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.

The setbacks for the Townhomes (for which applicant seeks a variance) are:

- (a) 20' front setback for Front Loaded Townhomes,
- (b) 6' front setback for Rear Loaded Townhomes,
- (c) 5' side setback, and
- (d) 20' rear setback.

The setbacks for the Single-Family Detached homes are:

- (a) 25' front setback,
- (b) 5' side setback, and
- (c) 20' rear setback.

**There will be a 50-foot undisturbed stream buffer, from the top of the stream bank (point of rested vegetation), in accordance with Hall County Ordinance 8.170.070.A. Section 8.170.070.B provides for an additional impervious surface setback of 25 feet or a variation thereof for a variable distance. Section 8.170.070.D provides:**

**On properties of 50 acres or larger, the impervious setback area may be reduced such that the sum of the undisturbed buffer area and the impervious setback area do not exceed eight percent of the total property area of the development activity. However, in no case shall the 50-foot undisturbed buffer be reduced or altered to achieve this percentage.**

**The applicant requests reduction of the impervious setback area accordingly as shown on the site plan. The walking trails within the stream buffer will be mulch. 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.**

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The sewer easement runs through the development, including some of the single-family residential lots. However no structures will be placed within the sewer easement, and construction will be in a manner to maintain the structural integrity of the sewer line. The development will not violate the terms of the sewer line easement.

f. Development Schedule

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

g. Model Homes and Construction Trailers

The applicant requests approval of up to 2 construction trailers and 2 to 4 model homes.

C. Variance Requests

The applicant requests the following variances:

1. 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.
2. The applicant requests, if required, a variance to allow the stream buffer to be included within and as part of some single-family residential lots, subject to buffer requirements.
3. The Hall County Code does not address townhome developments. The applicant requests a variance from subdivision setback provisions to allow the setbacks for the townhomes as depicted on the site plan: (a) 20' front setback for Front Loaded Townhomes, (b) 6' front setback for Rear Loaded Townhomes (c) 5' side setback, and (d) 20' rear setback.
4. The applicant requests a variance to allow hammerheads (28' radius) in lieu of cul-de-sacs in the Townhome portion of the development where indicated on the site plan.
5. The Hall County subdivision street design standards (Ordinance 16.60.200) provide for a minimum curve radius of 125 feet. The applicant requests a variance to allow a reduction in the turning radius on the subdivision road depicted on the site plan. For example, two of the curves in the Townhome section of the development have a 20' inside radius and 30' centerline radius.
6. The applicant requests a reduction of the impervious surface buffer provided for by Hall County Ordinance Section 8.170.070.B, as allowed by Hall County Ordinance 8.170.070.D, as set forth above and on the site plan.
7. The applicant requests a variance to allow a private easement for rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

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8. The applicant requests a variance from the Front-Loaded Townhome garage width limitations set forth in Hall County Ordinance minimums to allow the garages as depicted on the site plans and elevations. 17.180.060(9)(c)(ii), which limits garage doors to 50 percent of the width of the townhouse unit, to allow garage doors to occupy up to 67 percent of the width of the townhouse unit.

10. The applicant requests a variance to allow the height of Multi-Family units to accommodate 3-4 splits.

11. The applicant requests a variance from the 50-foot transitional buffer provided for by Hall County Ordinance 17.180.060.B to allow a 25-foot transitional buffer. If required, the applicant also requests a variance to allow portions of the 25-foot transitional buffer to be included as part of some of the single-family residential lots as depicted on the site plan.