

Brightside Homes

AN AUDUBON COMPANY

Brightside North Hall

RESIDENTIAL COMMUNITY

Gainesville, GA



Narrative

Brightside North Hall a new residential development in Gainesville, GA, is set to address the growing demand for attainable housing by offering a diverse range of living options, including spacious 3 and 4-bedroom townhomes, and expansive 4 and 5-bedroom single-family detached homes. This thoughtfully designed community aims to provide housing solutions for families and professionals alike, fostering a sense of belonging and community. Brightside Homes is requesting a zoning change from AR-III to RX

LOCATION

- Hwy 365 just North of Kubota. Across from Americold.

PROPERTY

- 323 Total Residential Units
- 106 Townhomes (33%)
- 217 Single Family Detached units. (67%)

LIFESTYLE & AMENITIES

- Entrance is more than 1,000 linear feet removed from Hwy365, creating a sense of privacy and community within the development.
- Abundance of natural amenities including walking trails, fishing pond, multipurpose athletic field
- Resort style clubhouse including clubroom, fitness facility and business center.
- Zero entry swimming pool

Key Highlights

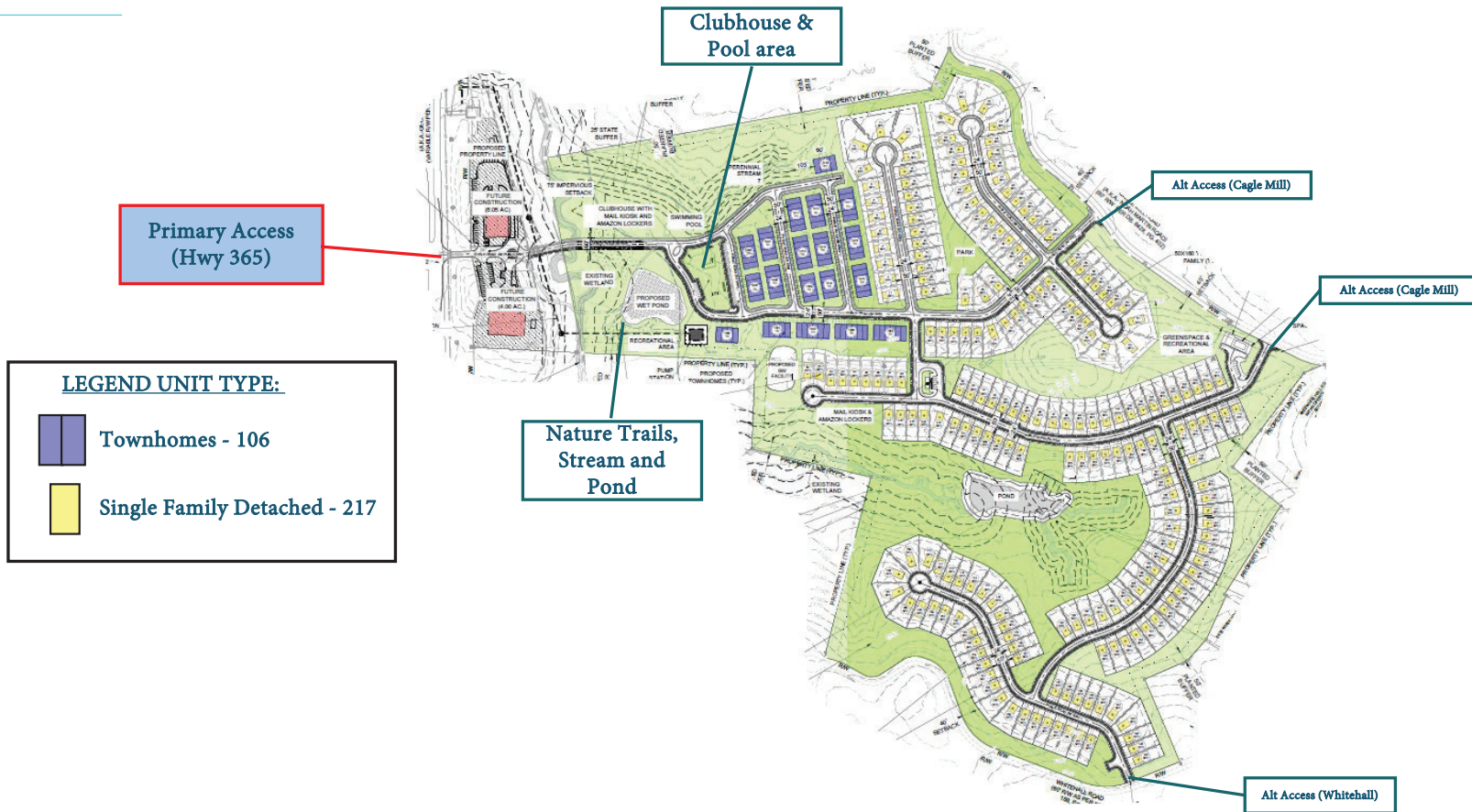
2.47 Units per Acre Density

59.8 Acres Open Space

44.2 Contiguous Open Space

46% Open Space

Property Details – Site Plan



Property Details – Phasing Plan

This project has been strategically designed to incorporate a 2-phase development plan. The 2-phase plan allows continuous construction while also providing necessary utility infrastructure and secondary access points, both temporary and permanent, to satisfy fire and life safety requirements. This project will be constructed in a continuous manner.

PHASING LEGEND

- Phase 1 (185 Units):
- Phase 2 (138 Units):



Project Highlights – Amenities

- Clubhouse
- Resort Swimming Pool
- Fitness Facility
- Tennis / Pickleball Courts
- Dog Parks (Multiple)
- Multi-purpose field



- *Representative Example of Amenity Set.*

Property Details - Elevation - Townhomes



GENERAL NOTES:

24' Wide, 2 Story Townhome
+/- 1800 Square Feet 3 Bedroom / 2.5 Bath
2 Car, Front Entry Garage
Townhomes will have a 3' offset

Property Details - Elevations



GENERAL NOTES:

30' Wide, 2 Story Single Family Dwelling
+/- 1800-2000 Square Feet 3 Bedroom / 2.5 Bath
2 Car, Front Entry Garage

Garage face to be positioned 5' min. behind the front plane/porch of the residence to meet Hall County requirements

Property Details - Elevations



GENERAL NOTES:

30' Wide, 2 Story Single Family Dwelling

+/- 1800 - 2100 Square Feet 3 Bedroom / 2.5 Bath

2 Car, Front Entry Garage

Garage face to be positioned 5' min. behind the front plane/porch of the residence to meet Hall County requirements

Property Details - Elevations



GENERAL NOTES:

30' Wide, 2 Story Single Family Dwelling
+/- 1800 - 2100 Square Feet 3 Bedroom / 2.5 Bath
2 Car, Front Entry Garage

Garage face to be positioned 5' min. behind the front plane/porch of the residence to meet Hall County requirements

Property Details - Elevations



GENERAL NOTES:

40' Wide, Ranch Single Family Dwelling
+/- 1900-2200 Square Feet 3 Bedroom / 2.5 Bath
2 Car, Front Entry Garage

Garage face to be positioned 5' min. behind the front plane/porch of the residence to meet Hall County Requirements

Property Details - Elevations



GENERAL NOTES:

40' Wide, Ranch Single Family Dwelling
+/- 1900-2200 Square Feet 3 Bedroom / 2.5 Bath
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