

Applicant Name: Rabun Gap Holdings

Property Address: 6804 Spout Springs Rd., Flowery Branch, GA 30542

Rezoning & Proposed Use: Rezone to Planned Residential Development (PRD) and single family residential development

Existing Property Use:

This 20.3 acre parcel is zoned Planned Commercial Farm District (PCFD) on Spout Springs Rd. in South Hall County. The property has approximately 450' of frontage on Spout Springs Rd. The property slopes gently from the roadside down to the back of the property and is mix of cleared land toward the front of the property to primarily wooded land toward the back of the property. There is a creek/stream that runs along the back and northern side of the property. There is public water and sewer in front of the property on Spout Springs Rd. with the sewer on the other side of the road. There are several small structures on the property that are either small standalone houses or mobile homes.

Immediate Surrounding Area of Property:

This section of Spout Springs Rd. is a dynamic and thriving residential corridor. This subject property is literally surrounded with existing or planned residential communities. There are two new residential subdivisions bordering this property to the north and south. Cambridge subdivision to the north has about 130 homes planned with purchase price starting at \$400,000 and Lancaster by Chafin Communities to the south has near 180 homes planned with purchase price starting in the high \$300,000s. On top of this, across the street from this property, a developer has requested and received approval from Hall County Planning Commission to rezone 166 acres to develop over 390 new homes and approximately 20,000 sq. ft of commercial/retail space. This area is clearly a very strong residential area and it makes sense for this trend to continue with the rezoning of this parcel to PRD so another successful, yet different residential community can be developed.

Description of Proposed Use:

Rabun Gap Holdings is requesting a rezoning of this property to PRD so they can develop a unique single family residential community that can meet the needs and realities of today's consumer in today's challenging housing market. This single family residential community will have smaller dwellings, high quality building and interiors, very nice amenities, generous amounts of open and green space, a genuine sense of neighborhood and these dwellings will be for rent, not for sale.

This concept will be a community of cottages, open space and amenities where individuals and families can enjoy living in nice residences and be part of a high quality neighborhood.

This development will have a total of 95 standalone dwellings, a clubhouse with a pool, a walking trail and multiple open space areas to enjoy. There will be a cluster mailbox unit (CBU) near the clubhouse providing easy access to mail. There will be 3 floor plans available at this development: 3 bedroom, 2 bath; 2 bedroom, 2 bath and 1 bedroom, 1 bath. The details on

these floor plans will be explained further in Planned Standards section. This development will have ample parking with a total of 190 spaces (2 spaces/dwelling). A traffic impact study has been conducted that you will see in this rezoning package and it recommends a right turn lane decel lane that developer will do.

Why does a single family residential community for rent make sense?

Based on research done by the developer, this development concept make sense for 3 particular reasons. First, consumer preferences, particularly with younger people, are moving toward more renting longer and less home ownership. Second, the realities of the residential real estate market are making it harder to buy a home. The combination of rising home prices and the historically low residential real estate inventory make it difficult for consumers to both find homes to buy and then be able to afford them. Finally, renters are showing a preference to rent homes or individual units in communities where they can have both privacy and a sense of community with their neighbors in a safe environment.

This single family residential community for rent development concept is relatively new and is starting to catch on across the US. This developer met with a company in Tennessee, Lyons Group, who has been doing this concept successfully for the last couple years. The developer learned the right way to build this single family residential community for rent from work with this group out of Tennessee.

An important lesson learned by the developer in researching this concept is who the target tenants are for this type of community. They are single professionals, families and empty nesters. The demographic profile of the prospective renter has definitely changed both out of preference and necessity.

Proposed Standards for Development:

Please see the Site Plan for details on all the proposed standards. Here is further explanation of some of the development standards for this community:

- **3 Floor Plans:** here is the number, design and size of each of the floor plans:
30-1 bedroom, 1 bath 720 SF cottages
45-2 bedroom, 2 bath 1080 SF cottages
20-3 bedroom, 2 bath 1200 SF cottages
Each cottage will be one story.
Please see graphic renderings of these 3 floor plans in this rezoning package to see the high quality of these cottages.
- **Building materials:** Siding: Textured fiber cement horizontal lap siding and smooth fiber cement board and batten siding. Fascia and Soffit: Fiber cement. Windows: Vinyl window double hung. Roofing: Architectural Shingles. Trim: Board fiber cement band.
- **Setbacks:** The proposed minimum setbacks for each dwelling are all compliant with Hall County Code except the front set back that is at 15 feet. The setbacks are noted on the site plan. This setback is less than the 20 foot standard because each unit does not have

a driveway and there is only a short walkway from each unit and 5 foot sidewalk in front of each unit to the road.

- **Density:** The parcel is 20.3 acres. There are total of 95 cottages plus the clubhouse proposed for this development. The proposed density is then a reasonable 4.69 units/acre.
- **Landscaping:** The developer plans on landscaping the front of each cottage, see renderings, and at the entrance to the community on Spout Springs Rd. Developer also plans on planting trees strategically along the sidewalk in the community.
- **Open/Green Space:** Please note that the open space for this development is at 37.5% of the total parcel. The developer has proposed this higher than standard (30%) percentage of open space because he wants development to have multiple open spaces and amenity areas for residents.

Proposed Signs and Specifications:

The developer will submit for a sign permit for the entrance to the community that is consistent with Hall County Code Chapter 17.270- Sign Standards. Following are the standards for a sign for a PRD zoned property: *One sign per entrance, with a maximum height of six feet above grade and a maximum sign area of 32 square feet.*

Proposed Lighting:

The Street Lighting for the development will be in accordance with Hall County Code Chapter 16.90- Street Lighting Policy and more specifically section 16.90.070 that deals with subdivisions.

Provisions for Water, Waste Water & Sewer:

Public water is available in front of the property on Spout Springs Rd. The developer will have a Stormwater Detention Facility on the property consistent with Hall County Code 16.80.110. Sewer is available on Spout Springs Rd at top of the property and is on the other side of the road. There is also sewer available in the new subdivision to the south of this property, Lancaster by Chafin Communities. The developer is working with this subdivision owner about securing a sewer easement to provide sewer to this property. If this plan does not work out, then the developer plans on working with county on a lift station to provide the sewer.

Plans for Protecting Abutting Properties:

There is significant buffer between this property and the properties bordering on the north and west due to setbacks from the creek as well as significant open space created by developer. The property bordering to the south has a 25' buffer.