

August 17, 2022

Randi Doveton
Planning and Development Director
Hall County Government
2875 Brown's Bridge Road, 3rd Floor
Gainesville, GA 30504

RE: 3450 North Waterworks Road, Tax Parcel 08167 005002 – PRD Amendment

Ms. Doveton,

On November 30, 2021, the Hall County Board of County Commissioners voted to approve a rezoning to Planned Residential Development (PRD) for the address and tax parcel number listed above.

Subsequent to the rezoning approval, our design team consisting of architects, engineers and landscape architects spent several months preparing a comprehensive package to submit for a land disturbance permit. After a first attempt at grading the exact configuration of the site plan that was approved as part of the rezoning, there was a substantial amount of export fill generated; so much so that the cost of haul off made the development unfeasible. It took an extra two months and many iterations from our design team to achieve close to a balanced site. A consequence of this grading effort required relocating the leasing office on the round-about at the entrance of the community, shifting the drive aisle access from the east-west road that connects both peninsulas and shifting townhomes around to accommodate stormwater management areas. These changes have been reflected on the attached Exhibit B – Revised Site Plan. Despite these minor changes to the site plan, the approved density has remained the same and the allocation of apartments / townhomes / cottages has remained consistent at 120 / 70 / 15 units for a total of 205 units.

In our rezoning pre-application meeting during the first quarter of 2021, the then-current fire marshal was in attendance, and we discussed our development's single point of access from North Waterworks Road. That meeting was the origin of the round-about at the entrance as well as why all the drive aisles in the development are 26' wide. Refer to Exhibit C – Fire Protection Plan that shows all the 26' wide drive aisles as well as a fire truck routing plan. Per ICC International Fire Code 2018 Edition, the apartment building will have an automatic sprinkler system. Similarly, the townhomes are required to either have an automatic sprinkler system with a one-hour separation wall or just a two-hour separation wall. However, because the fifteen cottages are one-family dwellings, unless explicitly required by the fire-marshal, they are exempt from having automatic sprinklers.

Condition of approval number eight requires that water shall be provided by the City of Gainesville. This site is currently within The City of Buford's water service area and has been served by Buford for 40+ years. Buford's position on Gainesville providing water is that it *"would be construed as a duplication of service and contrary to the service delivery strategy act."* Refer to Exhibit D – City of Buford – Water Will Serve Letter, in which Bryan Kerlin, City Manager of Buford has committed to continuing to provide water service to this site and to the development.

Please don't hesitate to contact me at (954) 464-1361 or johnh@fidesdevelopment.com should you have any questions or require anything else.

Best Regards,

A handwritten signature in blue ink, appearing to read "John Hillman".

John R. Hillman
FIDES Development

Enclosed:

- Exhibit A – Signed Application
- Exhibit B – Revised Site Plan
- Exhibit C – Fire Protection Plan
- Exhibit D – City of Buford – Water Will Serve Letter