

July 29, 2021

**Via Email**

Beth Garmon  
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**RE:    *Waterside Lake Lanier, 3450 North Waterworks Road, Hall County, GA***

Dear Beth:

Below is an explanation of how we addressed the comments received from the board members during the July 6<sup>th</sup> Planning Commission hearing as well as the meeting with our neighbors regarding the above stated project:

## **Hall County Planning Commission Comments**

1. Provide a minimum 50-foot buffer adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened.

*A 50-foot buffer has been provided and shown on the rezoning site plan. It is identified by the magenta shading and is labeled in the legend. This buffer consists of a variety of 80'± tall mature trees including but not limited to oaks, sweet gums, loblolly and slash pine trees that will help conceal the proposed buildings. The buffer will be supplemented by a variety of evergreen understory landscaping including shrubs, cedars, magnolias and hollies.*

2. Provide the unit mix and parking breakout and add the bedroom count.

*Although it is not required per code to specify the bedroom count, a full site data chart has been provided on the rezoning site plan that provides the unit count, unit size range, number of bedrooms and provided parking by each building type.*

3. Investigate the open space and ensure it shall comprise at least 30 percent of the gross tract area.

*6.709 acres, comprising 41.24% of open space is provided for the subject development. Furthermore, an additional 4.509 acres of open space that is protected from future development between the exterior property line and the ACOE's 1085' control water elevation is provided.*

4. Provide more detail on the height of the building on the western peninsula as well as its relation to the finished floor elevation of two lots west of it.

*The proposed finished floor elevation of the 4/5 split is 1,120' and 1,110', respectively. The two adjacent lots to the west have estimated finished floors of 1,142' and 1,124'. Two weeks ago, 3' diameter helium balloons were flown at the western corners of the 4/5 split at the proposed roof elevation. 360-degree drone images were then captured in an attempt to visibly identify the roof. The existing trees within the proposed landscape buffer as well as the trees north of the proposed 4/5 split within the ACOE's property limits are 10'-15'± higher than the proposed roof elevation and in only a few images can the balloons be identified. Please refer to the link in this resubmittal for access to the images. A typical section through the west property line has also been provided to show the relationship between the building heights as well as the existing and proposed plantings.*

5. Show parking for the townhome and cottage units

*Parking has been shown for the townhomes and the cottage units on the rezoning site plan and counts are noted in the data table.*

6. Meet with the neighbors to showcase and discuss the property in more detail

*A neighborhood meeting was held on Tuesday July 27<sup>th</sup> from 5:30-9pm where over 20 residents attended. Refer to the "Neighborhood Meeting Comments" section below as well as a copy of the attached sign-in sheet.*

7. Investigate ownership rights of the southeast corner of the property within the Waterworks Road right of way.

*The rezoning site plan has been revised to push the private roundabout west, further onto the subject property. The City of Buford's prescriptive easement has also been shown; temporary and permanent access will be provided and maintained to their water intake location. Right-of-way will be dedicated to Hall County up to the roundabout commencement. There is a discrepancy between Hall County and the City of Buford's records. We believe that the right-of-way is 50-feet wide until the end of the City of Buford's Water Treatment Plant. We are actively researching through the County and our surveyor the actual recorded right-of-way. We feel this should not hamper the Planning Commission's judgement, since we will need to acquire permits for all roadway improvement work.*

8. Will a second point of connection to the development be provided?

*A connection to Whidby Road is not proposed. Anticipating the future development of the ~85-acre parcel to the West, an easement to the adjacent property has been provided for future coordination.*

## Neighborhood Meeting Questions and Comments

1. Provide an outdoor location other than the clubhouses for residents to utilize.

*On the eastern peninsula, an open space location center between a cluster of townhomes will be amenitized with benches and other outdoor amenities. All amenities are not shown at this level of detail, we will have grilling stations, outside eating areas, gathering areas, etc.*

2. Ensure the foundations of the houses adjacent to the development are kept in-tact.

*Prior to construction commencement, we will host an additional community meeting with our contractor and engineer to answer any questions related to construction logistics or safety. No existing neighboring structures will be comprised as part of this development.*

3. Will the development have access to Whidby Road?

*The development will not have access to Whidby Road. Additionally, a 6' high perimeter fence will be built along the property line between the subject development and the adjacent residential uses.*

4. Will this development host events?

*No. This development will not be an event center.*

5. Provide walking trails throughout the community.

*Contemplated pedestrian trail locations are shown on page 12 of the design booklet.*

6. This development will create too much traffic

*Per the provided traffic study, there are no material changes to the Level of Service in the study network.*

7. Where will you get power from?

*Power will be provided by Sawnee EMC via Waterworks Road and the community will be served by underground power lines.*

8. Would you consider pulling the dock on the Western peninsula closer to the shoreline?

*Yes. We have reconfigured the dock to turn 90-degrees, so slips are N-S as opposed to E-W. Final configuration is subject to ACOE approval.*

Please feel free to contact me with any questions or if you require additional information at 470-299-7051 or [bob.vance@kimley-horn.com](mailto:bob.vance@kimley-horn.com)

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read 'RV', is positioned above the name and title of Robert Vance.

Robert Vance  
Vice President