

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant FIDES Development

Request Rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD)

Proposed Use Mixed use residential development

Size 16.28± acres

Zoning AR-III and V-C

Location At the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Tax Parcel 08167 005002

Commission District One

County Commission Date September 9, 2021

Staff Recommendation..... **Denial**

Planning Commission Recommendation – Denial
Vote: 5-0 vote

Applicant Proposal

The applicant is requesting to rezone a 16.28± acre tract from Agricultural-Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) for a mixed use residential development. The proposed development consists of two sections separated by an inlet of Lake Lanier, creating a western peninsula identified as The View at Waterside and an eastern peninsula called Waterside Point. A bridge will provide vehicular and pedestrian connection between the two sections and the interior roads will be private, with the exception of the cul-de-sac at the entrance, which will be dedicated to Hall County.

The View at Waterside includes a 4-story, 120 unit residential flats building as well as five (5) attached townhomes. The flat building will feature an amenity area with pool, and the concept plan shows parking for both types of residences at a rate of 1.3 spaces per unit.

Waterside Point includes four (4) residential flats buildings with a total of 120 units, as well as 54 attached townhomes and six (6) standalone cottages. An amenity area with pool and clubhouse is included in this section as well. Parking is shown as 1.5 spaces per unit. This section also features a boat storage facility for residents.

Both sections include community docks, and all residential units will be available in 1, 2, or 3 bedroom options. A community trail system will connect the development and provide lake access to residents. The overall density of the development is 18.73 units per acre. The project will be served by City of Gainesville water and wastewater will be treated on-site. The application includes architectural renderings of the proposed development, although specific design standards and architectural materials are not defined.

Traffic Report

A traffic study by Kimley Horn was submitted with the application. The turning movement counts were performed on Tuesday, September 22, 2020 and adjusted for COVID-19's impact on traffic using historical data and engineering judgement. The turning movements were evaluated at 4 intersections with Lanier Islands Parkway (SR 347): Big Creek Road (roundabout), Whidby Road (unsignalized), N Waterworks Road (unsignalized), and McEver Road (signalized). The AM peak hour generally occurred from 7:30 am – 8:30 am, and the peak PM hour from 4:30 pm – 5:30 pm.

The Level-of-Service (LOS) Summary shows that all four intersections, with the exception of Lanier Islands Parkway/SR 347 and McEver Road, currently operate at acceptable levels during peak hours. The intersection of Lanier Islands Parkway/SR 347 and McEver Road is currently operating at a LOS E during the peak PM hour. The Projected 2027 No-Build and Projected 2027 Build both show the intersection operating at a LOS F during the peak PM hour.

The following improvements are recommended to achieve an acceptable LOS at Lanier Islands Parkway/SR 347 and McEver Road:

- Convert the McEver Road northbound right-turn “yield” control to a free-flow right-turn movement with its own receiving lane onto eastbound Lanier Islands Parkway (SR 347). Install Keep Moving sign.

- Along eastbound Lanier Islands Parkway (SR 347), remove one (1) eastbound-through lane to accommodate the conversion of the McEver Road northbound right-turn to a free-flow movement along eastbound Lanier Islands Parkway.
- Provide dual westbound left-turn lanes along Lanier Islands Parkway (SR 347).

The traffic study concludes that these system improvements, or “No Build” recommendations, are needed to serve the background road network traffic, without taking into account associated with the Waterside Lake Lanier development. No additional intersection/site access, or “Build” recommendations are needed to serve the area traffic plus anticipated Waterside Lake Lanier development traffic.

History and Existing Land Uses

The subject property is approximately 16.28± acres and zoned Agricultural-Residential-III (AR-III) and Vacation Cottage (V-C), which is the original zoning for the parcels. The property consists of two peninsulas which extend into Lake Lanier and are separated by a inlet near the middle. There are three registered mobile home parks that historically occupied the property: Lanier Shores, Newell Martin, and Seagraves.

The subject property is bounded by Lake Lanier/U.S. Army Corps of Engineers along the north and east. To the south, there is a water treatment facility operated by the City of Buford. To the southeast, there is an undeveloped 4 acre tract zoned V-C. To the southwest, there is an undeveloped 23 acre residentially-zoned tract within the city of Buford.

Comprehensive Plan Land Use Designation

The Comprehensive Plan designates the subject property and surrounding area as a “Lake Area Residential” land use. This land use category is characterized by detached single-family, low-density residential development, less intensive agricultural uses, greenways and trails, and civic benefits such as community centers, libraries, places of worship, and schools.

The Hall County Comprehensive Plan recommends a maximum density of 2 units per acre for properties within the Lake Area Residential land use classification. This classification tends to be oriented to single-family residential development at low densities. The majority of these sorts of development are adjacent to Lake Lanier and do not have access to sewer.

The request is not consistent with the Comprehensive Plan as the proposed use of 18.73 units per acre exceeds the recommended density of 2 units per acre with access to sanitary sewer.

Development Support and Constraints

Hall County Environmental Health

In an email dated June 21, 2021 Emily McGahee stated “Property development with on-site sewage management systems cannot be approved due to the proposed use. Sewage treatment must be provided by public sewer or EPD permitted system. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled. Food service permit/plan review, and/or Tourist Accommodation permit/plan review, and/or Pool Permit/plan review may be required after review of business plan.”

Hall County Fire Services

The subject parcel is located approximately 3.5 miles from Hall County Fire Station #8, located at 6175 Gaines Ferry Road. The nearest fire hydrant is located approximately 485 feet away, south of the subject property on North Waterworks Road.

Hall County Public Works and Utilities

In a memo dated June 22, 2021, Srikanth Yamala, Director of Hall County Public Works and Utilities, provided the following comments:

Engineering

Need flood study along with ACOE approval

Traffic Engineering

We recommend the following conditions:

1. N. Waterworks Road from SR 347 (Lanier Islands Parkway) to the proposed development be improved/widened to provide a 22-foot asphalt roadway surface with the cross section constructed to Hall County standards.
2. N. Waterworks Road improvements must be constructed concurrently with the development.
3. Any roadway improvement costs will be the Developer's responsibility.
4. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned.
5. Improvements recommended in the traffic impact study must be approved and permitted by the Georgia Department of Transportation (GDOT).

Utilities

Proposed package plant system to be submitted to Hall County Public Works and EPD for review.

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

In a letter dated April 29, 2021, Nick Swafford with City of Gainesville Water Resources stated that while there is availability of water to the property, the water main is located along Lanier Islands Parkway (S.R. 347) and would require the developer to construct a water main extension to connect.

Georgia Department of Transportation

No comments were provided.

Zoning Analysis

- The proposed development is inconsistent with the Hall County Comprehensive Plan.
 - The development includes 305 mixed residential units on 16.28 acres for an overall density of 18.73 units per acre.

- This acreage exceeds the recommended density in the PRD section of the Official Code of Hall County, as well as the recommendation of the county's Comprehensive Plan.
- A PRD allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features, through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.
 - The proposal is the first of its kind for Hall County and would constitute the redevelopment existing residential uses into a denser development with a mixture of housing types and amenities.
- The PRD district requires the following standards for the development. When such standards are not defined by the application they default to those within the PRD regulations and listed below:
 - Setbacks:
 - Minimum front yard setback from the property line of 25 feet
 - Minimum side yard setback from the property line of 5 feet
 - Minimum rear yard setback from the property line of 20 feet
 - The application does not specify the minimum setbacks for structures.
 - Buffers:
 - A minimum 50 foot planted buffer shall be established 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 proposed development does not identify a transitional buffer.
 - Open space:
 - The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the Conservation Subdivision Design Option Chapter. The only open space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least thirty percent (30%) of the gross tract area.
 - The proposal does not specify the open space area within the development.
 - Architectural standards:
 - The following design guidelines and standards apply to all planned residential developments. Alternatively, detailed architectural design guidelines and standards can be submitted by the applicant to include garage types and placement, elevations of all sides, building materials, etc.
 - Architectural renderings have been submitted with the application; however, no specific standards or materials have been defined.
- In order to utilize water from the City of Gainesville Water Resources Department, the developer must construct a water main extension connecting the development to an existing main along Lanier Islands Parkway.
- §17.380.050 of the Official Code of Hall County requires any application proposing the development of 100 or more residential dwelling units to submit a traffic impact study as part of an application be. An accurate study could not be conducted at this time due to changed traffic patterns as a result of the Covid-19 pandemic.
 - The applicants submitted a full Traffic Impact Study which was completed in May of 2021 by Kimley Horn.

- The turning movement counts were performed on Tuesday, September 22, 2020 and adjusted for COVID-19's impact on traffic using historical data and engineering judgement.
 - The turning movements were evaluated at 4 intersections with Lanier Islands Parkway (SR 347): Big Creek Road (roundabout), Whidby Road (unsignalized), N Waterworks Road (unsignalized), and McEver Road (signalized).
 - The AM peak hour generally occurred from 7:30am-8:30am, and the peak PM hour from 4:30pm-5:30pm.
 - The Level-of-Service (LOS) Summary shows that all four intersections with the exception of SR 347 and McEver Road currently operate at acceptable levels during peak hours. SR 347 and McEver Road is currently operating at a LOS E during the peak PM hour. The Projected 2027 No-Build and Projected 2027 Build both show the intersection operating at a LOS F during the peak PM hour.
 - The following improvements are recommended to achieve an acceptable LOS at SR 347 and McEver Road:
 - Convert the McEver Road northbound right-turn "yield" control to a free-flow right-turn movement with its own receiving lane onto eastbound Lanier Islands Parkway (SR 347). Install Keep Moving sign.
 - Along eastbound Lanier Islands Parkway (SR 347), remove one (1) eastbound-through lane to accommodate the conversion of the McEver Road northbound right-turn to a free-flow movement along eastbound Lanier Islands Parkway.
 - Provide dual westbound left-turn lanes along Lanier Islands Parkway (SR 347).
 - These system improvements, or "No Build" recommendations, are needed to serve the background road network traffic, without taking into account associated with the Waterside Lake Lanier development. No additional intersection/site access, or "Build" recommendations are needed to serve the area traffic plus anticipated Waterside Lake Lanier development traffic, according to the traffic study.
- Per Hall County Engineering, a flood study along with ACOE approval would be required before any permits are issued.
- Per Hall County Traffic Engineering, the following recommendations are suggested:
 - N. Waterworks Road from SR 347 (Lanier Islands Parkway) to the proposed development be improved/widened to provide a 22-foot asphalt roadway surface with the cross section constructed to Hall County standards.
 - N. Waterworks Road improvements must be constructed concurrently with the development.
 - Any roadway improvement costs will be the Developer's responsibility.
 - Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned.
 - Improvements recommended in the traffic impact study must be approved and permitted by the Georgia Department of Transportation (GDOT).
- Per Hall County Utilities, the proposed package plant system shall be submitted to Hall County Public Works and EPD for review.

Staff Recommendation

Staff recommends **denial** of the application. However, if the commission sees fit to approve the request, staff recommends the following conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations.
2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, except for where variances are approved as part of this application.
3. The following standards shall apply to the development:
 - a. Use:
 1. Apartments (residential flats) – 240 units
 2. Townhomes – 59 units
 3. Cottages (detached) – 6 units
 4. Boat Storage – 6,000 square feet
 - b. Setbacks:
 1. Front: 55 feet from centerline of road OR 30 feet from property line, whichever is greater.
 2. Side: 10 feet
 3. Rear: 20 feet
 4. 0 feet where adjacent to U.S.A.C.E. property
 - c. Parking: 347 spaces, 7 handicaps
 - d. Open Space: 4.88 acres (30%)
 - e. Buffers: A minimum 50 foot planted buffer shall be established 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 planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance. In conditions where required stream buffers exist along a perimeter property boundary, the Planning Director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
 - f. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
4. An updated traffic study may be required by Hall County Traffic Engineering to confirm the results of the study submitted with this request.
5. N. Waterworks Road from SR 347 (Lanier Islands Parkway) to the proposed development shall be improved/widened to provide a 22-foot asphalt roadway surface with the cross section constructed to Hall County standards. N. Waterworks Road improvements must be constructed concurrently with the development. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned. Any roadway improvement costs will be the Developer's responsibility.
6. All conditions of zoning must be made part of any plats created for the property.

Excerpts from the minutes of the meeting of July 6, 2021

Sarah McQuade, Planning Director, presented a summary of the request.

John Hillman, 3017 Bolling Way NE, Atlanta, presented the request. Mr. Hillman stated that there was not a development like this in Hall County. He stated that this development would provide people with the opportunity to live on the lake, without having to purchase lakefront property. He stated that this development would be resort inspired and be available to rent. Mr. Hillman stated that this development should increase property value as well as bring in more property tax from the proposed property. Typical residents would be people wanting to downsize and people wanting to spend the weekend on the lake away from the city. **Bob Vance, 119 Rope Mill, Woodstock**, reviewed the staff conditions. Mr. Vance stated that the recommendation of denial was based off the Comprehensive Plan, which he believed would be updated soon. Mr. Vance showed the Planning Commission a plan for a buffer around the property, which would be a 50 foot planted buffer. He stated they would get rid of all of the septic tanks that are currently on the property and replace them with a new package facility system, that resorts use and have been successful with. He stated that the water would come Gainesville City and they would improve North Waterworks Road. Mr. Braswell asked if the units would be rentals or fee simple. Mr. Hillman stated that they would all be long-term rentals. Mr. Hunt asked if it would be 305 rental units. Mr. Hillman stated that it would be. Mr. Braswell stated that the density was the highest he had seen. Mr. Hillman stated that there was not anything in Hall County that is similar to this development and it would add a significant need for the high density. Mr. Hunt asked where the sewage facility would be. Mr. Vance pointed to site of sewage facility would be on the site plan. Mr. Braswell asked how they would address the requirement for 30% open space. Mr. Vance stated that in the updated plan they submitted, they were going to exceed the 30%. Mr. Braswell asked if it was currently piped. Mr. Vance stated that it was currently piped with a 22 foot wide dyke built over it, which will be replaced. Mr. Hunt asked about the Corps line. Mr. Vance stated that the state buffer falls within the Corps property. Ms. Pilcher asked if they knew how many bedrooms the units would have. Mr. Hillman stated that they had no gotten that far yet in the design process, but more than likely two and three bedrooms. Ms. Pilcher asked if that would change parking. Ms. McQuade stated that the parking would be determined by the number of units. Mr. Hillman stated that the townhomes and cottages would have their own driveways or garages. Ms. Pilcher asked if the townhome were included on the plan. Mr. Hillman stated that they were not. Mr. Hunt asked what the width of the driveways would be for the townhomes. Mr. Vance stated that they would be 20 feet wide, two car garages. Mr. Hillman stated that all the roads within the property would be privately owned and maintained. Mr. Braswell asked if any of the buildings would be multiple stories. Mr. Hillman stated that there would be four, three story buildings as well. Mr. Braswell asked if they would be widening North Waterworks Road. Mr. Hillman stated that there would be a 30 foot entrance, therefore they would be adding enough to North Waterworks to give cars adequate space to drive both directions. Mr. Hunt asked about widening the road. Ms. McQuade stated that the Engineering Department had stated that the road be widened to 22 feet, recognizing that they only had 30 feet of right of way. Ms. McQuade asked the applicant if they had worked with engineering yet. Mr. Vance stated that they had not yet spoken with engineering. Mr. Braswell asked if they had a timeline. Mr. Hillman stated that if this was approved, they would be aiming to break ground in the second quarter of 2022 and the buildout would be 24 months long. Mr. Braswell asked about the company FIDES. Mr. Hillman covered what types of partners he had, what they did, and some other projects they had completed. He stated that they would be the developer of this proposed project. Mr. Braswell asked if they had seen the staff conditions. Mr. Hillman stated that they had seen them and agree with them.

Public Forum:

Kenneth Ley, 3395 N. Waterworks Road, Buford, spoke in favor of the request. Mr. Ley stated that he was in favor of the request but did have a concern with the possible traffic issues it would cause.

Bob Seagraves, 100 Telfair Place, Athens, spoke in favor of the request. He stated that he and his family use to own the property and he would like to see something nice become of it.

Morgan Hudgens, 6711 Summer Crest Court, Flowery Branch, spoke in favor of the request. Ms. Hudgens stated that she would like to see a nice development be built on that property. She stated that anything would be an improvement from what is there currently.

Haywood Smith, 3293 Whidby Road, Buford, spoke in opposition of the request. Ms. Haywood stated that she had a concern with the density, local schools becoming overcrowded, and traffic issues that this development could lead to creating. She stated that she felt secure with living at a dead end road and did not want a roundabout being constructed.

Dan McClure, 3316 Whidby Road, Buford, spoke in opposition of the request. Mr. McClure stated that he had concerns with the density of the development as well as the parking.

Teresa Cantrell, 2753 Merritt Drive, Buford, spoke in opposition of the request. Ms. Cantrell stated that she was concerned with the lack of information given by the applicant and she would like the request to be tabled in order to speak with the applicant to figure out more details of the request.

Tammy Hampton, 3607 Shoreland Drive, Buford, spoke in opposition of the request. Ms. Hampton stated that she had concerns with the increase traffic and not being to access the golf cart and recreation pathway due to the amount of people that would be moving into the area.

Shoridan Bazemore, 3268 Whidby Road, Buford, spoke in opposition of the request. Ms. Bazemore stated that she was concerned with the potential traffic. She stated she is in favor of something other than a mobile home park that was there now, but she was disappointed when she found out it would be apartments.

Rebuttal

Mr. Hillman stated that regarding the road extension and second access point to the development, they were contemplating creating a driveway that would not direct traffic down Whidby Road. He also stated there the roundabout would be used by the City of Buford to access their water treatment plant, Hall County, the developer and a residence whose private property would be accessed by it. Mr. Hillman stated there were still details to be worked out with the Engineering Department. Mr. Hillman addressed the concern with overcrowding in the surrounding schools and stated this development would add approximately 33 students. He stated that he had not decided whether to make this development a gated community or not, however they would be willing to make it a gated community if the Planning Commission saw fit. Mr. Hillman stated that he did not believe the renters that would be renting in this development were the kind of renters that the communities have in mind. He stated that this would be a very nice, upscale community. Mr. Hunt asked if they would have a dock. Mr. Hillman stated that they were still working with the Corps of Engineering, trying to make 20 docks into two. Mr. Braswell asked if they would be multi-slip docks. Mr. Hillman stated they were not sure yet due to not knowing what the Corps would allow. Mr. Vance stated that they would need to verify the right of way on North Waterworks Road because the survey and the city are saying two different things. Mr. Braswell asked what the existing topography was like currently. Mr. Hillman stated that it was currently classified as a 4/5 split, with a 15 foot grade change. He stated that the buildings would not be higher than the tree line. Mr. Hunt asked what the height would be for the five story buildings. Mr. Hillman stated that it would be about 60 feet and the rear would be 12 less. Mr. Hunt asked how emergency vehicles would access those buildings. Mr. Hillman stated that on the west side of the property there would be drive aisle to provide access. Mr. Vance stated that there would be fire hydrates in the rear of the property and the Hall County Fire Department had already approved all of those details. Ms. Pilcher asked how wide the building would be from left to right. Mr. Hillman stated that it would be about 100-120 feet. Mr. Hunt asked how wide the parking spaces would be. Mr. Vance stated they

would be 9 feet wide. Mr. Hunt asked if the parking count was accurate. Mr. Vance stated that it was accurate, but they did not include the townhome parking spaces.

Planning Commission Comments:

Mr. Braswell stated that he felt it would be best to table the request due to the lack of details and because this was the first type of request, they had seen.

Motion: *Mr. Bell made a motion to table the request to the August 2, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

Excerpts from the minutes of the meeting of August 2, 2021

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

John Hillman, 3017 Bolling Way, Atlanta, presented the request. Mr. Hillman recapped the original details from the first presentation. Mr. Hillman also stated that they had held a public meeting with the surrounding neighbors in order to address their concerns. **Bob Yance, 11720 Amber Park Drive, Alpharetta**, stated that he had prepared a response letter to all the neighbors' concerns. He reviewed the updated site plan, describing the changes made in response to concerns the neighbors voiced. Mr. Yance pointed out on the site plan where a 50 foot buffer had been added. He stated that the neighbor, Mr. Ley, had requested it to be there. Mr. Yance reviewed the unit breakdown. He stated that there would be 451 bedrooms, 41.25% or 6.7 acres of open space, and US Army Corps of Engineers (USACE) property adds another 4.5 acre of open space. Mr. Yance stated that after reviewing the results from the balloon study, they were shifting the building 30 feet to the east side of the property. He stated that they would add an additional buffer and landscaping for the adjacent property owners. He stated that the elevation of the building was 1,124 feet. Mr. Yance stated that the neighbor's home was just a few feet shorter than their proposed building. Mr. Yance stated that the parking for the townhomes would be garages or on street, outside parking. He stated that all of those details had not been worked out yet. He stated that in response to one concern, the ownership of Waterworks Road was still being determined and if additional right-of-way is required, they will work that out with the surrounding property owners. Mr. Yance stated that they did not own the adjacent property; however, they will provide a stub out or easement to the adjacent property to allow lake access through their property. Mr. Yance stated that they wanted to be good neighbors to the surrounding area. He stated that most neighbors were concerned with outdoor activities of the residents of the development. He stated they were now labeled on the site plan, which he reviewed for those in attendance, and the development would not be hosting any type of events. Mr. Yance stated regarding the lake, they would be willing to move the dock to the western shoreline and add signage to keep residents out of neighboring houses dock areas. Mr. Braswell asked what the height of the balloon test. Mr. Yance stated that the height ranged from 58 feet to 48 feet due to the elevation of the property. Mr. Hunt asked what the height of the building was. Mr. Yance stated that to the crest of the roof, it was 67 feet. Mr. Pilcher asked about parking and if the townhomes would have their own parking. Mr. Yance stated that they would. Ms. Pilcher stated that there should be 360 spaces per the code. Mr. Yance stated that he would be willing to work on the parking. Mr. Braswell asked if the overall density was the same. Mr. Yance stated that it was. He stated that he and the applicant were willing to work with any conditions the Planning Commission wanted to add. Mr. Hunt asked how much density they could lose. Mr. Hillman stated that there was no direct answer, but he could review and have an answer for the Board of Commissioners. **John Walker, 11720 Amber Park Drive, Alpharetta**, presented the traffic study results. He stated that the level of service was a 'B'

which was a very good level. Mr. Walker stated that these results were for after the build out of the development, therefore they did not see a huge impact on local traffic.

Public Forum:

Haywood Smith, 3293 Whidby Road, Buford, spoke in opposition request. Ms. Haywood asked where the water supply would come from and would like more information on the sewer system the applicant was talking about installing. She asked about whether or not there would be an 80 foot buffer provided to the residents on Whidby Road. Ms. Haywood stated that she was concerned with the amount of traffic that the shift changes at Lake Lanier Islands would create with these extra residents coming into the area. Ms. Haywood also stated that she would like to see alternate entrances and exits. She also stated that she had concerns with possible crime and the types of renters that would be renting within the development.

Dale McClure, 3316 Whidby Road, Buford, spoke in opposition of the request. Mr. McClure stated that the proposed building was too tall and the density was too much. He also stated that this would be right next door to him and would be an eyesore for him.

Judy Chasey, 3123 Lee Circle, Buford, spoke in opposition of the request. Ms. Chasey stated that she did not receive a letter from the applicant and that she was concerned about the traffic, high density, and the fact that she does not like renters.

Rebuttal

Mr. Hillman stated that he would like to address the issues brought up during the public comments. He stated that water supply would come from the City of Gainesville, a 50 foot buffer is required along Whidby Road and the development will be placed 100 feet off of that property line. He stated that all the trees would be kept in that buffer with additional landscaping being added. Mr. Hillman stated that FIDES would provide all the upkeep for the development and the residents of the development. He stated that in regards to the entrances and exits, there would have to be further talk with the neighboring property owners. Mr. Hillman stated that regarding the placement of the building, the building would be moved 30 feet further to the east and there would be additional landscaping on the property line that meets Mr. McClure's.

Motion: Mr. Bell made a motion to recommend denial of the request, with a second from Ms. Pilcher and the motion passed by a 5-0 vote.