

Holcomb Bridge Road Tract

Gary Shirley

Letter of Intent

February 4, 2014

The subject property is 34.19 acres on Holcomb Bridge Road / SR 120 and is currently currently zoned FC-A / AG-1. The property has been in the Shirley family for generations and he now requests your approval of the enclosed site plan and accompanying documents for rezoning the property. The applicant is requesting to rezone the property to R-PUD (which coincides with the future UDC classification of PRD – Planned Residential Development). The proposed development is a combination of single-family detached housing and multi-family townhomes. We feel this zoning classification compliments the surrounding neighborhoods to our south and west and will also compliment the mix of residential uses across Holcomb Bridge Road / SR 120 from the subject property.

The property as designed features ninety (90) residential units; forty-four (44) proposed townhome units and forty-six (46) single-family detached homes. We have also proposed interparcel connectivity to Six Branches Lane (previously stubbed out for future connection) to improved mobility on and off the site for our residents and the residents of the existing Martins Landing development.

Thank you for your consideration of these attached plans.

February 4, 2013

Roswell Community Development
38 Hill Street
Suite G-30
Roswell, GA 30075

RE: Letter of intent – Conditional use and Variance request

The subject property is 34.19 acres on Holcomb Bridge Road / SR 120 and is currently zoned FC-A / AG-1. The property has been in the Shirley family for generations and he now requests your approval of the enclosed site plan and accompanying documents for rezoning the property. The applicant is requesting to rezone the property to R-PUD (which coincides with the future UDC classification of PRD – Planned Residential Development). The proposed development is a combination of single-family detached housing and multi-family townhomes. We feel this zoning classification compliments the surrounding neighborhoods to our south and west and will also compliment the mix of residential uses across Holcomb Bridge Road / SR 120 from the subject property.

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We are also requesting (2) variances to the current dimensional requirements specified for adjacent residential developments specifically R-5 zoning abutting the subject property to the south and west.

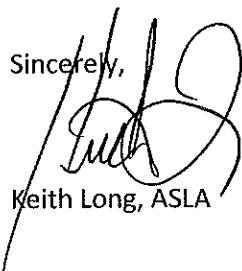
On behalf of the owner of subject property, we respectfully request

1. The reduction of the required minimal natural buffer abutting R-5 zoning district of 40' to 0'.
2. The reduction of the minimum setback when abutting R-5 zoning district of 50' to 10' min.

Should the UDC be approved as currently written, these two requests would not be necessary since the zoning between adjacent properties would both be PRD.

Thank you for your consideration of these attached plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Long', is written over the word 'Sincerely,'.

Keith Long, ASLA

February 4, 2013

Concurrent Variance Justification – Holcomb Bridge Road Tract

1. There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district.

The stream paralleling Holcomb Bridge Road and the associated drainage channels occupy approximately 47.6 percent of the site. The topography on the remaining site is extremely challenging in many cases exceeding 15-20%. The only way to get the density of the property to a marketable ratio is to expand the useable area of the property.

2. Any information whereby a literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the applicant's property is located.

N/A

3. Any information supporting that granting the variance requested will no confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

The proposed use of the property has a single-family residential use abutting a single-family residential use, if the UDC is adopted as currently written our variance request would become irrelevant as the two properties would then share the same zoning and would not require a buffer or additional setback.

4. Any information that the requested variance will be in harmony with the purpose of the intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.

Should UDC is adopted as currently written our variance request would become irrelevant as the two properties would then share the same zoning and would not require a buffer or additional setback.

5. Any information that special circumstances are not the result of the actions of the applicant.

N/A

6. Any information that the variance request is the minimum variance that will make possible the proposed use of the land, building, structure in the use district proposed.

Maintaining the existing buffer and setback would then yield unmarketable single-family housing densities for the remaining buildable property.

7. Any information that the variance shall not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district or overlay district involved.

Should UDC is adopted as currently written our variance request would become irrelevant as the two properties would then share the same zoning and would not require a buffer or additional setback.