

Narrative

Braselton, GA

PUD Master Plan Amendment Application Applicant:

Chateau Elan Resorts, LLC

c/o

Rochester & Associates, Inc.

Property:

+/- 47.56 acres in the Chateau Elan PUD

Part of Parcel ID BR022 027

Part of Parcel ID BR022 027A

Submitted for Applicant by:

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I. INTRODUCTION

Chateau Elan Resorts, LLC ("Applicant") respectfully submits this application to amend the PUD master plan for the property located in the Chateau Elan PUD (+/- 3500 acres) consisting of approximately 47.56 acres, being part of Parcel Nos. BR022 027, and BR022 027A ("the Property"). Applicant requests approval of this amendment to the PUD master plan to develop additional single family residential neighborhoods as shown the attached plan.

Previously, the Town approved a Planned Unit Development Master Plan for Chateau Elan including the subject Property. The plan allowed for a variety of uses including golf courses, hotels, winery, spa, amenities, and residential. Since its initial approval, other property has been added to the PUD. This PUD modification will allow for the re-development of property that is no longer viable in its current form. As set forth in the attached site plan, the PUD amendment will modify the plan, in part, by introducing approximately 131 additional residential units on 47.56 acres +/-.

By working with the existing features on the Property, the residential communities will be a new, attractive opportunity for smaller homes located within the PUD and in close proximity to existing and proposed commercial and retail development. These units are intended to be a "Chateau Elan" branded product, targeted to active adult buyers. The branded product may have such amenities as varying levels of concierge services made available to the homeowner by the resort. The applicants believes that a large percentage of these homes will be sold to existing Chateau Elan residents looking to down size, but remain in the neighborhood close to friends and social networks. It is envisioned that these homes may become a "lock and leave" concept, affording the homeowners a flexible lifestyle to travel worry free.

The overall density is approximately 2.75 units per acre. Access to the new communities will be through existing roads with direct access to SR 211. The residential communities will be governed by restrictive covenants and a homeowners' association to maintain common areas and sidewalks.

II. COMPATIBILITY

The surrounding land uses are residential (single family detached) and commercial, that is related to the hotel and winery operations of the Resort. The attached residential use will provide a good transition between these commercial areas and the existing residential areas. A limited number of existing detached residential units (3) are actually adjacent to the proposed attached units, while another six (6) existing residential units are located adjacent to proposed detached units.

III. MITIGATION OF IMPACTS

Any potential impacts to existing uses will be mitigated will be mitigated by the creation of buffers around the exterior of the parcels and additional open spaces. A 50' (undisturbed or disturbed and revegetated) buffer will be imposed against all adjacent properties not under ownership of the Applicant and a 25' buffer against adjacent properties owned by Fountain Head Development. In development areas outside of the buffers, best efforts will be used to retain as much of the native vegetation as possible. Best Management Practices will be employed to control silt and erosion as required by local, state and federal regulations.