

June 10, 2019

**Via Email (*kkeller@braselton.net*)**

Kevin D. Keller, Planning & Development Director  
Town of Braselton  
4986 Hwy 53  
Braselton, GA 30517

Re: 19-02-RZ PUD Major Amendment by HECE, LLC  
Updated Master Concept Plan Submission for June 24, 2019 Planning Commission  
Hearing

Dear Kevin:

Please find enclosed the updated Master Concept Plan for the above-referenced PUD Major Amendment application. This updated Master Concept Plan replaces the original concept plan submitted with the complete application packet on April 2, 2019.

In submitting this updated plan, Applicant addresses several comments on the original plan as received by Planning Staff and individual Planning Commissioners.

- 1) Amenities— **Amenity area for residential tract now shown on updated plan, showing a community clubhouse, pool, and additional recreational facilities.**
- 2) Additional 25-foot impervious setback, as required by Braselton Development Code Section 15.5.2— **Impervious setback now shown on updated plan.**
- 3) Buffer separating commercial portion of development from detached single-family lots— **Buffer now shown on updated plan and depicted in Slope Sections attached to updated plan.**
- 4) Townhomes, as shown on the original plan, are not code compliant— **Townhomes have been eliminated from the updated plan.**
- 5) Lot size and lot width concerns— **The updated plan has been revised with only single-family detached lots (no townhomes).** The updated plan calls for residential lots in the following 3 widths/sizes:
  - i. Min. 42-foot width (min. 4,500 sq. ft. lot size; 1,700 min. sq. ft. heated floor area)
  - ii. Min. 50-foot width (min. 5,000 sq. ft. lot size; 1,500 min. sq. ft. heated floor area)
  - iii. Min. 55-foot width (min. 6,000 sq. ft. lot size; 1,800 min. sq. ft. heated floor area)

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Regarding the updated residential lot widths and lot sizes, the Applicant's proposed residential lot dimensions are consistent with other residential developments approved by the Town. The Del Webb Chateau Elan development is currently marketing and selling a 1-bedroom/1.5-bathroom single-family detached product on 42-foot wide lots (approx. 1,100 sq. ft. heated floor area). North of the Applicant's property off SR 211, both the Creekside at Mulberry Park and the Township at Mulberry Park developments were approved with detached single-family lot widths as small as 45-feet.

As stated in Development Code Sec. 7.6, PUD developments are exempt from specific lot requirements, including those Code provisions regulating minimum lot area, density, and lot width. Given the flexibility of the Town's PUD regulations and the compatibility of the proposed residential tract with surrounding developments, the Applicant requests support for the updated Master Concept Plan. The proposed plan and PUD Major Amendment application provide a down zoning of the property from intense commercial use to a mixed-use, village-style community, supporting both commercial development and a residential neighborhood with a variety of detached single-family products options.

Please feel free to call should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'G. Douglas Dillard', with a long, sweeping flourish extending to the right.

G. Douglas Dillard  
R. Baxter Russell

Enclosures