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November 19, 2020

Via Email: (kkeller@braselton.net)

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

Re: 20-04-RZ PUD Rezoning by Braselton 38, LLC
Updated Document Submission for November 30, 2020 Planning Commission
Hearing

Dear Kevin:

Please find enclosed updated documents for the above-referenced PUD Rezoning application, including (i) updated Zoning Site Plan, (ii) renderings presenting the proposed site design, and (iii) proposed conditions of zoning approval. This updated Zoning Site Plan replaces the original site plan submitted with the complete application packet on July 2, 2020.

In submitting this updated plan and additional documents, Applicant addresses several comments on the original plan as received by Planning Staff and individual Planning Commissioners. Applicant now provides greater use integration across the property, including vertical use integration in the multifamily and senior living residential communities. Uses on the property, particularly uses along Jesse Cronic Road, have been updated to include multiple retail and/or restaurant spaces, and add additional office spaces. The updated plan also shifts proposed buildings and uses toward Jesse Cronic Road in order to provide greater street activation for pedestrians, visitors and guests, and community residents. Additionally, the Applicant's proposed zoning conditions seek to address any additional impacts caused by the development. These conditions will ensure that the proposed mixed-use community operates as a high-quality, master planned community.

Applicant submits these updated documents and plan revisions in order to present a positive, beneficial development for the Town and its residents. Applicant's updated materials represent a true mixed-use community in conformance and compliance with the intent and purpose of the PUD zoning ordinance. As demonstrated by the design of the updated site plan, conventional zoning districts and/or design regulations could not accommodate the Applicant's proposed community or community design. For these reasons, Applicant requests approval of its PUD Rezoning application in order to access the flexible design and use provisions of the PUD ordinance.

We appreciate your consideration in this matter. Please feel free to call should you have any questions.

Sincerely,

/s/ G. Douglas Dillard

G. Douglas Dillard
R. Baxter Russell

Enclosures

CC Via Email:

Allan Slovin
Stephanie Braselton Williams
Ron Patton
Tony Price
Billy Edwards