



APPLICANT Narrative

PREAMBLE

Each of the subject tracts was purchased separately over the last 28 years by Applicant in furtherance of a larger, long range plan first envisioned in 1985 with the initial land purchase and subsequent development in 2005 of Hyde Park (Phase 1). As key components for Hyde Park's development, a Declaration of Protective Covenants, HOA By-Laws, Deed Restrictions AND Development Guidelines were carefully crafted with the anticipation of several future land purchases within the delineated, contiguous land lots (61 and 68).

The resulting build out of Hyde Park (Phase 1) is the example to be followed for the subject development of Phase II, to be known as Kensington Gardens at Hyde Park. Clearly the subject property is part of a very long range plan and not of a speculative nature.

Applicant has been a citizen of Peachtree City since 1974, has operated multiple businesses in Peachtree City since 1978, developed a previous high quality neighborhood development adjacent to this property, and has raised a family that now lives and works in Peachtree City as well. Applicant and his family are looking to do another high quality development that matches the character of Peachtree City that they understand and cherish.

Comprehensive Plan Goal Statements

1. Natural Resources

The subject property borders the West and East sides of Camp Creek and, of the approximate 52 acres, roughly 12 acres (23%) are within the floodplain. The remaining 40 acres rises quickly away from the floodplain and any environmentally sensitive areas. It is our intention to develop the East side first, incorporating a new bridge over the creek and to develop the West side after the East side is completely developed and occupied.

With the Comprehensive Plan firmly in mind, our goal is to clearly protect this waterway and its drainage areas. To this end, we have already tentatively agreed with The Southern Conservation Trust (See Attached) to dedicate the creek and floodplain areas for conservation, and we are also receptive to involvement with the FCBOE/Booth Middle School in conjunction with their previous "Project

Adventure” or similar program. We are also receptive to alternative cartpath placement and/or a potential City easement/greenbelt along the waterway.

In any event, these areas are fully protected within stringent existing Federal, State, and Local regulations, which will be further protected by certain deed restrictions and land covenants as deemed necessary for proper development.

It is worth noting that the current Fayette County (Unincorporated) Land Use Plan incorrectly shows the West Camp creek boundary as environmentally sensitive (wetlands?) fully abutting the Peachtree City limits almost the entirety of our property. This designation is factually incorrect. Prior Fayette County Land Use Plans along with Fayette County’s Geospatial Map and FEMA’s FIRM Map (attached) show the vast majority of the property (on BOTH sides of the creek) as completely outside of the floodplain, with zero delineated environmentally sensitive wetlands. Our on-site flood survey further confirms this to be the case. The incorrect designation of this property mistakenly identifies 3/4ths of the proposed development:

No home will be in the floodplain or any environmentally sensitive area; and after dedication to SCT, wetlands will not be a part of any lot.

More than 1 acre and more than 50% of each lot will be outside of the floodplain (exceeding City required 30%), while many of the lots do not touch the floodplain at all.

2. Land Use & Development Patterns

Per the City’s Land Use Plan, low density is defined as one (1) acre or larger and numerous one-acre parcels (or less) currently exist and are occupied along Stagecoach and Spear Road. At an average density of over 2.25 acres, this 52 acre (23 Lot) development adheres to Comprehensive Plan “Low Density” land use for the Eastern area of the City AND is also in keeping with the County’s desired density for the area.

More particularly, to the South of and bordering this proposed development, the County zoned Shaker Ridge subdivision consists of 8 lots averaging just over 2 acres with half of them being 2.0 and 2.1 acres. Other lots on Spear Road towards Ebenezer are 0.35, 1.08, 2.0, and 4.38, and 5.0 acres in size. The East side of Kensington Gardens will have a developed acreage density of 1.88 acres/lot with all lots that border Shaker Ridge being over 2 acres in size. It is further noted that further South on the City’s Eastern side, several developments (e.g. The Estates and The Preserve) consist of low density, one acre lots.

Lastly, the County’s Comprehensive Plan, and more particularly recent rezonings in the area, suggest that even a density of 1 acre/lot under a conservation subdivision would be acceptable (See Attachments).

3. Economic Development

Being only a residential development, the property taxes and miscellaneous impact and development fees on the individual lots and homes will be contributing factors to City finances, in addition to future resident local spending.

4. Transportation

The development is divided into two sections bifurcated by Camp Creek with a paved continuation of Stagecoach Road from Robinson Road over a new bridge to the East side of Camp Creek. Additional Golf cart access for Kensington Gardens will use a 20’ Old Stagecoach Road formal easement to also cross

Camp Creek and connect to the City's path system and the new school – eliminating or reducing most/all middle school car traffic from either portion of this development. This cart path creek crossing will be enhanced with a covered bridge design.

5. Housing

On the East side of Camp Creek, the development will include 21 large upscale homes equivalent to the existing Hyde Park subdivision with the same HOA and Development Standards. On the West side of Camp Creek, the development will consist of two (2) large Estate Residential lots consistent with many of the other lots on Stagecoach and Carriage Lane, which are also intended to be incorporated into the Hyde Park (& Kensington Gardens) HOA, further protecting the integrity of the area.

The overall development offers potential homeowners an alternative to the prevalent cluster home subdivisions.

6. Community Service and Facilities

This development has access to public water system from both Spear Road and Stagecoach Road and the property has adequate soil conditions to allow individual septic systems and redundancy. Fire, police, and emergency service are within a reasonable response time with easy access from Highway 54 down Stagecoach or Carriage Lane. Infrequent first responder access for this area already entails City personnel through Mutual-Aid agreements with the County (See attached).