

SUMMIT CHASE

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- 7) MINIMUM BUILDING SEPARATION – 10 FEET BETWEEN FOUNDATIONS SIDE TO SIDE- 15 FEET BETWEEN FOUNDATIONS REAR TO REAR. **(SEE LIST OF REQUESTED CONCURRENT VARIANCES)**
- 8) ALL LOTS ARE SINGLE FAMILY DETACHED.
- 9) ALL STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY A MANDATORY HOA. FUNDING FOR MAINTENANCE AND REPAIRS SHALL BE PROVIDED BY A SPECIFIC LINE ITEM ASSESSMENT IN EACH OF THE YEARLY ANNUAL HOA OPERATING BUDGETS. ALL PRIVATE STREETS SHALL BE BUILT TO CITY OF SNELLVILLE GEORGIA DEVELOPMENT REGULATION SPECIFICATIONS. ALL STREETS SHALL HAVE A PRIVATE 50 FOOT WIDE RIGHT OF WAY CONTAINING 12 FOOT UTILITY EASEMENTS ON BOTH SIDES OF THE STREET.
- 10) ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL BE PUBLIC AND SHALL BE GRANTED ACCESS WITHIN THE 12 FOOT SHOULDERS OF THE PRIVATE ROW BY ACCESS AGREEMENTS. ALL OTHER UTILITIES (POWER, CABLE, GAS ETC) SHALL BE CONTRACTED SEPARATELY WITH PROVIDERS. THESE UTILITIES SHALL ALSO BE GRANTED ACCESS BY ACCESS EASEMENT AGREEMENTS WITHIN THE PRIVATE ROWS.

AMENITIES AND COMMUNITY FEATURES:

- 1) There shall be two entrances off Rosebud Road. The two entrances will line up. The Main Entrance will be located on the Western Side of Rosebud Road where the Main Guard house, architectural designed to be compatible with the planned homes, will be constructed. The second entrance located on the eastern side of the property shall also be gated but the guardhouse facility shall be scaled down in size from the main Guard house.
- 2) The western portion of the property where the amenity is shown on the Concept Plan will be the first portion of the property developed. The eastern portion of the property will be the last phase developed.
- 3) All Streets shall be private.
- 4) The project will contain a Model Home Park located adjacent to the planned Club House and Amenity Area. This will provide a sample of the home types for sale in the community and will contain the sales model, representative homes and a Design Center.
- 5) The community will contain an expansive Club House with indoor game activity rooms, social club rooms, kitchens, showering and workout facilities. There will also be a Pool (probably with heated outdoor spa area), various outdoor seating and gathering areas including gas fire pits, Tennis Courts, Pickle Ball, Gardening Areas and Bocce Ball Courts.
- 6) Landscaped Berm and Decorative fencing along road frontages.
- 7) Golf and Social Membership privileges will be available for all home buyers to the restructured 9 hole Summit Chase Golf course and Clubhouse.
- 8) There is an existing golf cart tunnel crossing under Rosebud Road. This will remain in place so that all Lots shall have Golf cart Access from within the Community to the Summit Chase Golf Course and Club House. There will also be provided from within the community a golf cart access easement to the Clubhouse. This is shown on the concept Plan.
- 9) All yards, amenity and common and open space shall be maintained by the HOA.
- 10) Covenants shall define restrictions on Age of Purchaser, length of stay for individuals under age 55, Use of amenities, Annual Assessment, Fees and Dues. These Covenants shall comply with or exceed the requirements in the R-HOP 55 ordinance

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BUYER DEMOGRAPHICS:

The typical buyers in these higher end gated communities are typically around 60 to 75 years old. They typically have a lot of equity in their existing homes or have other financial resources such that the majority of new homes carry no loan debt. The intention is to downsize in square footage but maintain very high interior and exterior finishes and materials such that price points per square foot are higher than most residential purchases. These buyers are still active and mobile. No component of this community is related to providing health care in any capacity.

They typically bring affluence and buying power to a community in particular to local shops, restaurants and medical facilities.

CONCURRENT VARIANCES REQUESTED BY APPLICANT:

- 1) Single Family District Section 9.19-R –HOP (55) SF District F- Minimum distance between structures 15 feet. The applicant is requesting a concurrent variance to this District Regulation **to allow a minimum building separation of Ten (10) feet between foundations.** The reason for the request is to minimize exterior yard maintenance cost, fees and assessments to homeowners since all exterior lots are commonly maintained by the HOA. Residents within these communities prefer smaller yards and the closeness of the structures allows for a more intimate and appealing streetscape.
- 2) Single Family District Section 9.18 – R-HOP HOUSING FOR OLDER PERSONS- SITE AND ARCHITECTURAL STANDARDS. The applicant is requesting a concurrent variance to this district regulation based on proven market pricing and customer demands from the requirement that Homes/Buildings shall be constructed so that bricks/masonry comprise 70% of materials used to the following:
 - 1) **45% of units shall have a front façade composed of cedar shake accent with 3 foot masonry/brick water table. Side and rear elevations shall be constructed of stained/pained cedar shake and or hard plank.**
 - 2) **45% of units shall have a front façade composed of cedar shake accent with 30% brick/masonry accent. Side and Rear elevations shall be constructed of stained/painted cedar shake and or hard plank.**
 - 3) **10% of units shall have a front façade of cedar shake accent with 70% brick/masonry. Side and Rear elevations shall be constructed of stained/painted cedar shake and or hard plank.**

