

**LETTER OF INTENT
APPLICATION FOR REZONING
CITY OF SOUTH FULTON, GEORGIA**

Kerley Family Homes, LLC (the “Applicant”), requests a Rezoning of two parcels (09C110000462031 and 14F0161LL0134) located at the southeastern corner of the intersection of Cascade Palmetto Highway and West Stubbs Road, together comprising approximately 40.93 acres (the “Property”), from the AG-1 Agricultural District to the CUP Community Unit Plan District, to allow the development of sixty-five (65) detached single family dwellings. While the CUP district allows a single family density of up to 5 units per gross acre, the Applicant proposes to set aside more than 18 acres as open space and develop a density of just 1.59 units per acre. The 65 residential lots shown on the enclosed Site Plan will average approximately 0.25 acres (approximately 11,132 square feet) in area. Records kept by the Fulton County Board of Assessors demonstrate that these lots would be comparable in size to existing single family dwelling lots in the vicinity. To the west of the Property is the Legacy at Palmetto Farms subdivision, which is primarily composed of lots measuring 0.21 acres (approximately 9,148 square feet) in area. To the east is the Amhurst subdivision, where lots vary between approximately 0.25 and 0.3 acres (approximately 10,880 and 13,394 square feet, respectively). The lots in the Walden Park subdivision south of the Property are more variable in size. Most of these lots are between 0.21 acres (approximately 9,148 square feet) and 0.5 acres (21,780 square feet) in area, although some are larger.

The Applicant is an experienced home builder and proposes to develop houses that vary in size and appearance. The smallest floorplan of a house that could be programmed for the Property is an approximately 2,100- to 2,241-square foot model, while the largest is an approximately 3,963- to 5,008-square foot model. As shown on the Site Plan, the Applicant proposes building setbacks, lot widths, lot depths, and building heights that are consistent with the proposed single family dwelling use.

The proposed development is thus compatible with existing development in the area. As demonstrated in the enclosed Impact Analysis, the proposed Rezoning is also consistent with the factors for Rezonings enumerated at Section 28.4.1. of the Zoning Ordinance. Accordingly, the

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