



August 9, 2023

Athens-Clarke County Planning Department
120 West Dougherty Street
Athens, GA 30601

RE: Letter of Intent-Rezoning Application

Dear Mayor and Council,

D.R. Horton, Inc. is seeking to rezone property located at 1125 Newton Bridge Road, Athens, GA, Parcel ID 104 002. The property is approximately 137.73 acres. D.R. Horton, Inc seeks to rezone the property from E-I to RS-25 and to amend the future land use from Employment to Traditional Neighborhood.

Applicant does not seek any variances to or waivers from the Athens Clarke County zoning ordinance or other development codes. Therefore, applicant seeks a rezone to RS-25 with the proffered condition that the site plan attached to this zoning application become binding upon adoption.

Attached for further detail of the proposed project and as a part of this rezoning submittal are all required documents necessary for consideration of a binding plan, including:

- The Zoning Site Plan dated 3.2.23
- Owner Authorization and Application
- Tree Management Plan
- ALTA Survey
- Survey Legal Description
- Sewer Capacity Evaluation
- Traffic Impact Study Report
- Traffic Impact Study Mitigation Letter
- Traffic Impact Study Mitigation Exhibits
- Application Report

In further support of this application, applicant has met on multiple occasions and had numerous conversations with Matt Adamson, Public Utilities Department Engineer, in order to discuss the approval of necessary infrastructure to include a pump station on this site. Applicant has removed 4 lots from the original conceptual plan in order to address planning commission concerns regarding shielding of view of the pump station. Additionally, engineers estimated based on a higher lot count for the development that the pump station as designed will potentially offer additional capacity able to service approximately 2,000,000 square feet of industrial space. Additionally capacity for sewer in this area provided by the residential development at Newton

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com

Bridge Road will allow additional growth and development in the Newton Bridge corridor, an area that is currently limited by lack of infrastructure.

D.R. Horton seeks to develop a unique community of 212 single family detached homes. The community will preserve natural areas and offer connectivity to Holland Youth Sports Complex. The community will also include an amenity area maintained by a mandatory Homeowners Association, multiple open space areas, and walking trail.

The community will also include pedestrian connectivity throughout with sidewalks on both sides of the streets internal. Developer will also install sidewalks on the frontage of the property. In order to provide easy accessibility to an Athens Clarke County amenity, developer will provide a trail that allows for pedestrian and non-motorized bicycle access from the community to Holland Youth Sports Complex.


The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are either utilizing the property as a single family home or still as undeveloped land.

Athens Clarke County continues to grow and attract new employers that are bringing more professional talent to the area. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This Newton Bridge Road Development will not only provide additional single family detached homes for residents, but will also create a community atmosphere that ties into the community with elements such as connection to existing an existing park.

D.R. Horton, Inc. respectfully requests approval of the rezoning from E-I to RS-25 with the proffered condition that the site plan become binding upon adoption.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8526