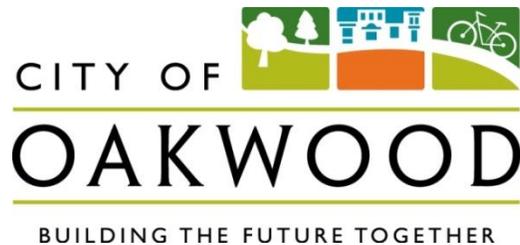


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Todd Wilson



**CITY MANAGER**  
Stan Brown

**CITY CLERK**  
Tangee Puckett

**NEWS ARTICLE: Gainesville Times on February 18, 2014**

## **Oakwood planning board OKs subdivision proposal**

A rezoning to enable a proposed subdivision with up to 302 homes off Ga. 13/Falcon Parkway in South Hall County got the Oakwood Planning Commission's approval Monday night.

The proposal, which also includes 20 acres for future commercial development off Martin Road, now goes to Oakwood City Council for final consideration.

The commission recommended approval of 985 North Real Estate Partners' application to rezone 122.49 acres between Pauline Drive and Warren and Martin roads.

"With the plan they're coming forward with, you would have less residential development than we would allow with (the zoning) they have now," City Manager Stan Brown said.

"They currently can go to 10 (residential) units per acre ... so you're getting about 300 houses as opposed to what could be 900 apartments."

Eric Brown of Moreland Altobelli Associates, the project architect, said the developer might not even build that many homes "due to topography and storm drainage ponds."

He said homes could be up to 3,000 square feet in size and that the project would be done in several phases over "quite a few years."

The developer "wants to get started on a phase of perhaps 37 lots, get that going and see how sales go," Eric Brown said.

985 North Real Estate Partners is part of Denver-based The Pauls Corp., which has developments in Denver, Myrtle Beach, S.C., and San Francisco.

"They are well-established commercial and single-family (residential) developers," Eric Brown said. "They seem to be very savvy in terms of providing what the market wants."

As for the commercial site, "they would expect retail and restaurant use, but there is no definite plan at this point," he added.

The project also would call for some road improvements at Martin Road and Ga. 13.

“It’s a pretty big project, but I think the net of it is we’re ending up with a situation that would be more predictable,” Stan Brown said. “It looks like it’s heading in the right direction.”

“Bringing in some residential homes — that’s awesome,” said Sheri Millwood, commission chairwoman.