

What is Gumenick Properties doing at Grayson Hill?

Gumenick Properties plans to seek amendments to the zoning for its award-winning Grayson Hill community.

What specific changes are involved?

Specifically, the amendments will allow:

- Introduction of a new product. This will be a two-story townhome with at least 2,400 square feet of space. The company intends to construct one building with six units of this product in Phase 2. This will replace two proposed buildings with 10 units of three-story, 1,800-square foot Abbington townhomes. Phase 3 may also offer this new product. In addition, the 2,400-square foot home can accommodate a master bedroom on the first floor. The Abbington cannot.
- Removal of restrictions on the finite number of each unit type. Under existing zoning, the company only can change the number of each housing type by 10 percent. This has been found to be too limiting and prevents the company from meeting changes in market demand.

Why does the company want these changes?

All amendments reflect information we've received from buyers and potential buyers.

Primarily, we've learned that some customers want the ability to have a master bedroom on the first floor in a two-story, 2,400-square foot home. Plus, current zoning allows us to

change the existing unit types by only 10 percent. The company would like to have the ability to change the mix as necessary to meet market demand.

Will the company change the quality of construction materials or other features of homes built under the proposed zoning?

No. Our commitment to quality remains unchanged. None of the proposals will alter that. The project will use the same exterior materials, technique and craftsmanship already seen in existing homes on the site.

Will the new product blend into the neighborhood?

Yes. The overall appearance of the community stays the same. The new 2,400-square-foot homes will blend harmoniously with existing units.

Will landscaping change?

No. Landscaping will conform to the existing plan.

Will these changes affect county services?

No. If the zoning amendments are approved, no additional impacts will occur with regard to county services.

Will Grayson Hill still be attractive to active adults?

Yes. We foresee no significant change in demographics and anticipate no influx of families with small children.

What about traffic?

The proposed amendment will have no effect on traffic.

Is a zoning amendment necessary to make these changes?

Yes. We need to conform to county requirements and the zoning amendments also allow us to build flexibility into the existing inflexible restrictions.