

August 29, 2025

To: FOR IMMEDIATE RELEASE

Re: Braselton Zoning Settlement
Applicant: Fountainhead / Pulte

MAYOR
Town of Braselton

Since at least 2022 (Planning Comm. - Feb. 27, 2023 - 22-09-RZ & 22-10-RZ), Pulte and Fountainhead Res. Dev. ("FRD" a/k/a Chateau Elan Realty) have pursued development via a Planned Unit Development ("PUD") amendment on land adjacent to Chateau Elan ("CE") and Del Webb at Chateau Elan ("DWCE"). After threat of litigation by anti-litem notice, this matter is now resolved by settlement.

In 1999, Braselton annexed 1,200 acres of land at the request of FRD / Chateau Elan Realty. The 1999 decision allowed up to 1,500 lots with a "minimum of 2000 square feet of heated space..." The 1,200 acres included the three Gwinnett County parcels in question (R3007 005, R3005 003, R3005 003D), consisting of approximately 200 acres and a site plan of 211 lots. The 1999 decision did not discuss HOA membership, private roads, gated roads, vehicle registrations, or access controls.

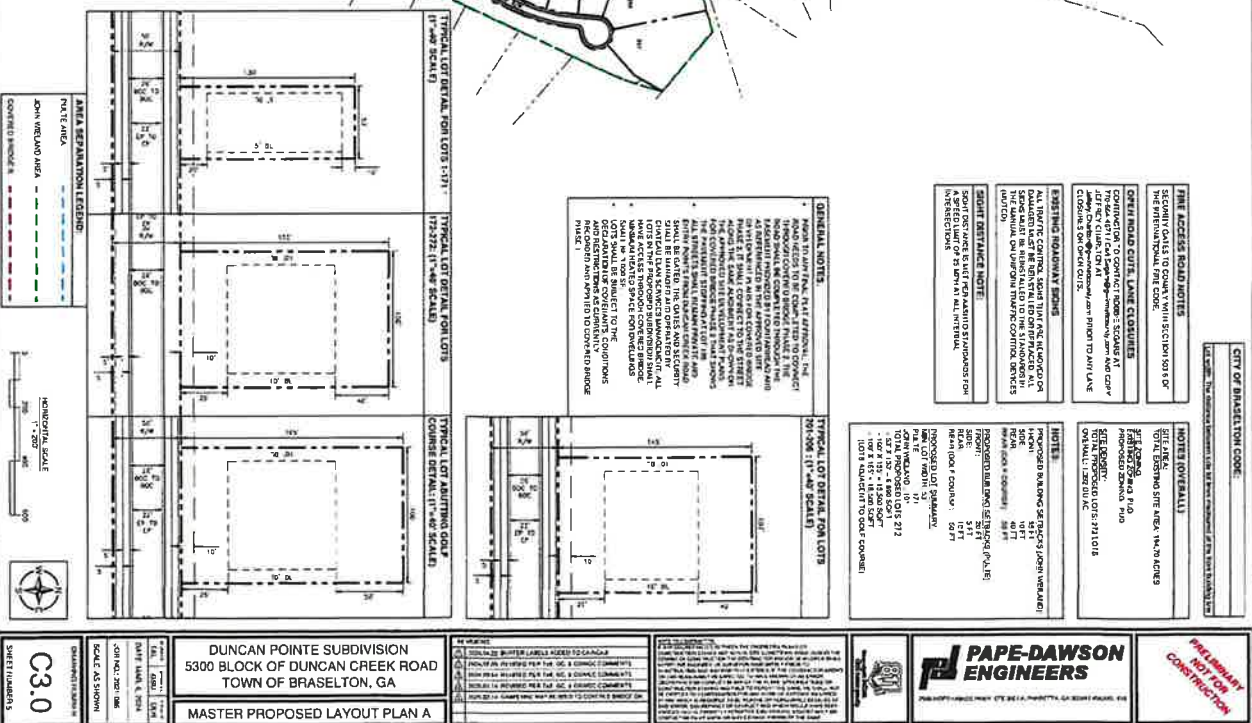
In the 2022 application, Pulte and FRD proposed 345 homes as a matter of right that combined CE, DWCE and a new neighborhood by allowing access across the golf cart paths of CE Woodlands golf holes 8-12 under no CE access protocols. Further, the proposal allowed access by public roads from Duncan Creek Road through DWCE to Friendship Road. Residents of CE and DWCE objected to this proposal.

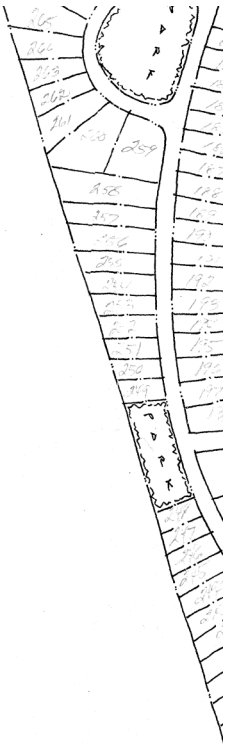
In the August 2025 settlement, the 200 acres (Exh. C) is now approved for:

- A Pulte 55+ Active Adult community of 171 homes is permitted: (i) "It shall have no affiliation or ability to impact or participate in the amenities or improvements of Del Webb at Chateau Elan"; (ii) "vegetation will be planted... to prevent access and eliminate any connectivity between the homes and the golf course, including the golf cart path"; (iii) "minimum heated floor area of at least 2,000 square feet."
- A John Weiland ("JW") community of 101 homes is permitted on the land accessing the CE golf cart paths: (i) "Access control protocols shall be implemented and managed by Chateau Elan Services Management... ("CESM")..."; (ii) JW homes have "cost-sharing obligations similar to other HOA communities participating in CESM"; (iii) JW homes shall "maintain a minimum balance of \$100,000" in an escrow account for gate repairs at the JW homes; (iv) minimum heated floor area of 2,200 (ranch) / 2,800 (two-story); (v) three-car garages for two-story homes; (vi) no rental homes without a hardship exemption.

From the desk of Kurt R. Ward, Esq.
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[BraseltonMayor.org](https://www.braseltonmayor.org)

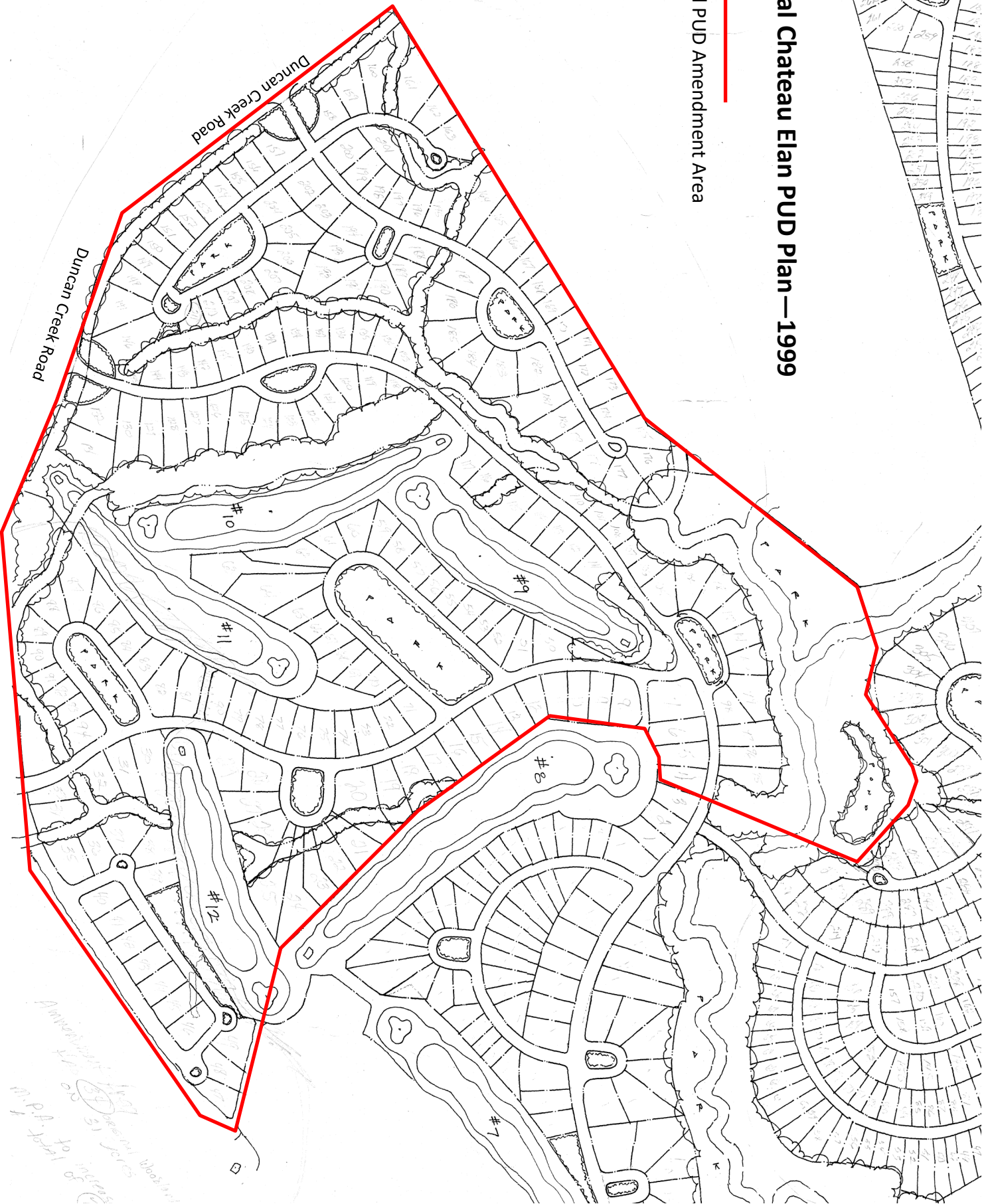
CITY OF BRASHELTON CODE:	
LOT NUMBER: This document pertains to the lot or lots	
NOTES (OVER)	





Original Chateau Elan PUD Plan—1999

General PUD Amendment Area



Amendment #107
M.P.A. to increase
total of 51 lots