

WHITE SULPHUR ROAD WORKFORCE APARTMENT COMMUNITY

NARRATIVE

Applicant, CMWB, LLC, a Georgia Limited Liability Company, in Atlanta, Georgia, is proposing to build a multifamily residential community located on White Sulphur Road at the intersection with Ramsey Circle. The Principals at CMWB, Clarke Coole and Cameron Grogan, have worked in commercial and residential real estate development for a combined 20+ years, and have current residential developments in Hall County.

Project Description: The proposed project site is composed of one parcel, 35.1 acres, with 700+/- feet of road frontage on White Sulphur Road. The entire tract is in District 4, Hall County, Georgia. Access to the property will be on White Sulphur Road, and a secondary, gated, emergency only, access on Ramsey Circle. The development will include a left turn lane for travel northbound entering the development and a deceleration lane for vehicles traveling southbound who enter the development.

The community would contain 305 units, comprised of 8 buildings, some 3 and 4 story split buildings to work with the topography of the site, some 4 story, and surface parking. Parking will be provided per code, at least 1.5 spaces per unit. Each building will consist of 30-40 units. The proposed density is 8.69 units per acre. Currently, the development is programmed to be made up of 50% 1-bedroom, 40% 2-bedroom, and 10% 3-bedroom units. The 1-bedroom units' average size is 765 +/- square feet, 2-bedrooms average 1,225 +/- square feet, and 3-bedrooms average 1,400 +/- square feet. As engineering continues, the site plan configuration, floor plan ratio, and unit sizes are subject to change, but density and items further defined below will stay consistent.

There will not be an age restriction for this development. The target resident is local workforce that is needed to support the growing Industrial needs in Hall County encouraged by the Inland Port that will start construction soon. Also, students for the growing Lanier Tech campus across the Interstate that currently has its largest enrollment in the school's long history, and young couples desiring new construction living close to new commercial amenities, but more economical and quieter living quarters than other similar communities within commercial developments.

The development will provide ample amounts of contiguous open space, a pool and clubhouse with fitness center and cluster mailbox, and a dog park. Pedestrian connectivity throughout the development will be provided with a 5 foot wide side walk.

Setbacks and Buffers: All required buffers and setbacks will be followed. Side and rear buffers will be at least 50 feet of vegetative buffers

Landscaping: The tree and shrub schedule and miscellaneous plantings for landscaping are based upon plant material that will work best at this location and climate

Architectural Standards: The exterior construction of the buildings will be architectural shingles, and high end finishes including but not limited to lap-siding, board and batten, brick, and shake siding. There will be no vinyl siding. Design guidelines and standards will meet those listed per 17.180.060.B.9 for Planned Residential Developments.

Signage: Signage for the property will meet the Standards for Specific Zoned districts in all County Ordinance 17.270.070

Lighting: Lighting will be “No-Spill”

Requested Zoning: Planned Residential Development (PRD)

Property Maintenance: The development, including but not limited to landscape, buildings, clubhouse, and amenities will be professionally managed and maintained