

CRESCENT DRIVE TOWNHOME COMMUNITY

NARRATIVE

Applicants, Williams Brothers Development, and Charter Mellon, both located in Atlanta, Georgia, are proposing to build a townhome multifamily community located on Crescent Dr., bordering Highway 365 with access from Howard Rd. in Hall County, Georgia. The development entrance will be off Crescent Dr.

Project Description: The proposed project site is currently comprised of six contiguous land parcels. All parcels are under the same ownership. Three parcels have no road frontage or access, and three parcels have frontage along Crescent Dr. The six parcels total approximately 31 +/- acres. The subject site is in District 4, Hall County, Georgia. Per Hall County code, the development will comprise less than 150 residential units and therefore, only require one point of access.

The community will contain no more than 143 townhomes, comprised of a mix of front-loaded garage 2-story townhomes, and rear-loaded garage 3-story townhomes. The development's units will range in size from approximately 1,250 SF to 2,200 heated SF with 2 car garages. The site will be professionally maintained, and managed, and on-street parking will be prohibited. The proposed project will be platted as 1 parcel, and individual units will have a zero-foot front, rear, and side setback. Individual buildings will be spaced as allowed by fire regulations, and the fire department's approval of engineered plans.

Architectural elevations and floorplans are provided as supplemental guidelines for exterior roofing surfaces, building materials, and garage placement and width. Roof pitch may be shallower than 4:12 on dormers and porches. Building height may not exceed 38 feet from finish floor elevation to top of roof pitch. Developer may amend the internal layout and elevations from what is provided in this application so long as any changes are in compliance with Hall County building code and zoning conditions.

The open space will be utilized for storm water management, pocket parks, and a natural walking trail for residents. Additionally, an amenity building will be constructed for uses including, but not limited to, leasing office, restrooms, cluster mailbox unit, and common area for residents. A swimming pool and dog park will be provided for the resident's enjoyment.

Pedestrian connectivity will be provided with a 5' sidewalk on one side of the street. Front-loaded townhomes will have an 18' driveway in length from the garage door to the edge of street. Rear-loaded townhomes will not have a driveway. Additional off-street parking is provided throughout the development and adjacent to the amenity building and mailbox.

Setbacks and Buffers: All buffers will abide by the zoning conditions from the 02/10/22 BOC hearing. Side and rear buffers will have a 50 foot transitional buffer from the property line. The front buffer along Crescent Dr will meet the 55 foot buffer from the center line of the road or 30 feet from property line, whichever is greater. There will be no setbacks within the development.

Landscaping: Will be in compliance with Hall County buffer, tree, and other landscaping requirements. Since each unit will not be individually platted, the requirement for 2 trees per lot will not be required, but ornamental shrubbery and plantings will be provided.

Street Lighting: Will be in compliance with Hall County code

Traffic Study: Marc R. Acampora, P.E., LLC, Traffic Engineer, performed a traffic study for the proposed development.

Architectural Standard and Building: The exterior construction of the buildings will be architectural asphalt shingles, and quality finishes including, but not limited, to lap-siding, board and batten, brick, and shake siding. The architectural finishes will be in compliance with Hall County code.

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

Requested Zoning: The property is currently zoned PRD for 143 townhomes. The request is for an updated site plan and narrative to replace condition #1 approved at the 2/10/2022 Hall County Board of Commissioners Meeting.