



Hall County Government

BOARD OF COMMISSIONERS

December 13, 2022

CNWB Company, LLC
3343 Peachtree Road, NE Suite 145-835
Atlanta, GA 30326

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

RE: **Application to Rezone**

t: 770.535.8288 | f: 770.531.3972

To Whom It May Concern:

CHAIRMAN
Richard P. Higgins

Please be advised that in its Voting Meeting on December 8, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.

COUNTY ADMINISTRATOR
Jock A. Connell

Conditions:

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

1. The development shall generally occur as depicted on the site plan dated 8-2-2022 and described in the project narrative.
2. The density shall not exceed 300 units with a maximum of 15 three bedroom units.
3. The site shall require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces. The proposed development is located in the North Oconee Watershed Overlay which doubles all stream buffers and setbacks from rested vegetation not to the center line of the stream.
4. The proposed residential development shall conform to Streets and Other Rights-of-Way (16.60). No variances are granted as part of this request.
5. Landscape and Lighting plan shall be submitted to the Planning Director for approval prior to issuance of the LDP.
6. The recommendations of the traffic study, subject to the review and approval by both Hall County Traffic Engineering and the Georgia Department of Transportation, shall be implemented. Any cost associated with these improvements shall be the responsibility of the developer.
7. The applicant shall follow the standard Land Development Review and building permit process for Hall County.
8. Approval shall expire if the project permitting phase has not begun within 12 months of Board of Commissioners approval.

COUNTY CLERK
Jennifer Rivera

9. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
10. The open space and undisturbed buffers shall be protected in perpetuity by deed that follows the property and shall not be separated from the parcel by future subdivisions or reduced for project expansion. The removal or mod of this conditions shall require action by the Board of Commission (BOC).
11. All conditions of zoning shall be made part of any plats created for the property.
12. Architectural standards: All facades of all residences, shall be finished with brick or fiber cement type siding/shake shingles. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding shall be prohibited on all residential and non-residential buildings.
13. The development shall have a 50 foot transitional buffer around all property lines with except of those fronting Ramsey Circle and White Sulphur Road.
14. Maximum of ten (10) buildings within design parameters and are not to exceed 300 units with 5% being three (3) bedroom. The buildings are limited in height to a basement plus three (3) stories above.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Ruby Lee Connor Trust
4006 White Sulphur Road
Gainesville, GA 30507

Smith, Gilliam, Williams & Miles, PA
Attn: Steve Gilliam
340 Jesse Jewell Pkwy, Suite 300
Gainesville, GA 30501