

DLBP LLC
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DLBP LLC
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«Name»
«Street_Address»
«City», «State» «Zip_Code»

October 27, 2023

Dear Neighbor,

PROPOSED PLANNED SINGLE-FAMILY COMMUNITY AT 4363 SARDIS ROAD, GAINESVILLE, GEORGIA 30506

I am kindly writing to you to on behalf of our Client, Grace of Georgia Developments LLC, to share information about a new proposed community, located at 4363 Sardis Road, Gainesville, GA 30506 (or “the Site”) (see location on back).

The Site will be a woodland and waterside single-family community for families wanting to escape the hustle and bustle of city living, while taking advantage of everything Hall County has to offer. The nature-oriented community will include approximately 132 detached homes with beautiful private yards and two-car garages. Roughly 22% of the site is dedicated to preserve open space with a scenic pond, parks, and walking trails nestled throughout. These amenities will establish a sense of place that will make residents feel at home.

Hall County’s population is expected to grow by over 40% by 2050. This proposed community will respond to the increased need for housing in continually growing Hall County, while still reflecting the rural and secluded nature of the surrounding neighborhoods in a calm and serene environment.

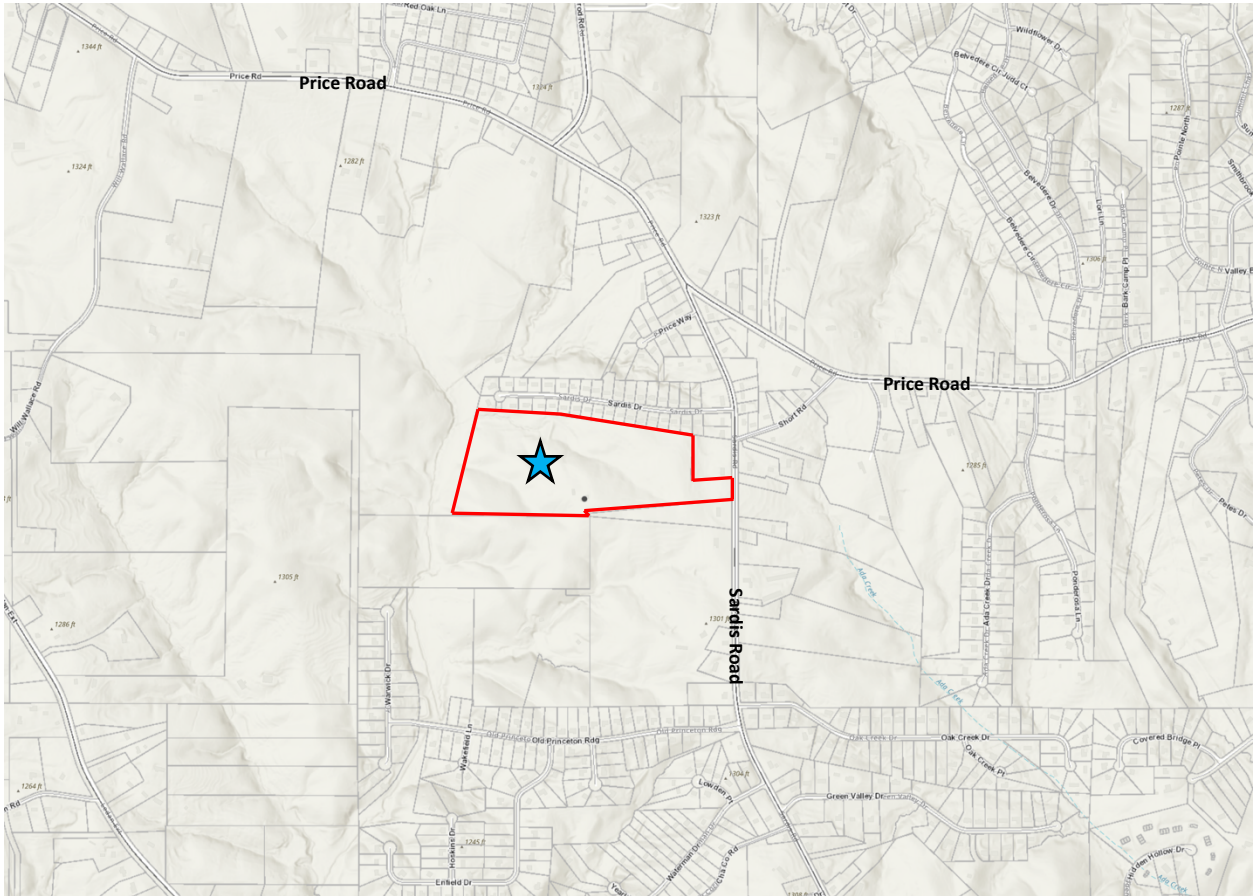
If you have any questions, please visit our dedicated website, which gives additional project details and provides an opportunity for you to share your feedback: <https://www.dlbp.us/sardis-road> .

In addition, we are hosting a drop-in open house on [November 6, 2023](#), at the [Murrayville Branch](#) of the [Hall County Library System](#), from [5-7 PM](#). The library is located at [4796 Thompson Bridge Road, Gainesville, GA 30506](#). We welcome you to come see the proposal, ask questions, offer comments, and take copies of our brochure.

Please feel free to contact me to discuss the proposal via artagusnewell@dlbp.us or 678-378-2737.

Yours sincerely,

Artagus Newell
On behalf of DLBP LLC



Subject property is started with boundary shown in red



Illustrative images for proposed community

DLBP LLC is a Delaware limited liability company. Registered for business in the State of Georgia.



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Good morning, Commissioner Powell,

DLBP was most pleased to have held a Community Engagement Meeting last evening at the Murrayville Library to introduce Sardis Park to adjacent neighbors.

We mailed letters to property owners within 1,000' of the Sardis Park proposal. We had approximately 7-8 Residents in attendance, and the DLBP Team was on hand to greet everyone and chat through questions and concerns. We also had a sign-in sheet and notecards available, so that residents could leave any comments with us. The primary thoughts were:

- Adequate buffers between their properties and the proposed development
- Moving the walking trail to discourage non-residents from accessing the property and the neighbors' property.
- Square footages and price points of the homes, and the overall look of the new neighborhood.
- One neighbor in particular was excited about the possibility of being able to tie into sewer.

DLBP also has a website for Sardis Park <https://www.dlbp.us/sardis-road> where residents can view the proposal and leave comments.

Please, do let us know of any questions and we look forward to continuing to work with the Hall County Community, Staff, Planning Commission and Board of Commissioners.

Thank you,

Artagus

Artagus Newell
MPA
Director of Planning

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