

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Tuesday, January 16, 2024 9:06 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Sardis Park (4363 Sardis Road) Supplemental Information.

Please add to file.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Artagus Newell <artagusnewell@dlbp.us>
Sent: Monday, January 15, 2024 1:51 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; cbraswell@nortoncommercial.com; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Devynn Glanz <devynnglanz@dlbp.us>; Dominic Lawson <dominiclawson@dlbp.us>
Subject: Re: Sardis Park (4363 Sardis Road) Supplemental Information.

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Dear Katie, Commissioner Powell, Planning Chair Braswell, and Ms. Garmon.

DLBP is pleased to share more images (first four) of homes that share a similar aesthetic to what is envisioned for Sardis Park. We wanted to emphasize that these images are to illustrate the type of **design and architecture** that would be present in Sardis Park and **not the density**. These are images from neighboring communities, and the lot sizes vary in their range, with some as small as 3,000 square feet. The last five images (sent in an earlier email) are more indicative of the density proposed for Sardis Park.







Thanks,
Artagus.

Artagus Newell
MPA
Director of Planning

On behalf of
DLBP LLC

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Atlanta
GA 30339
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artagusnewell@dlbp.us
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Registered for business in the State of Georgia.

On Jan 14, 2024, at 3:17 PM, Artagus Newell <artagusnewell@dlbp.us> wrote:

Hello Katie, Commissioner Powell and Planning Chair Braswell.

DLBP received comments last week from Hall County on 4363 Sardis Road (Sardis Park), to which we have undertaken efforts to address all questions raised. DLBP is committed to adhering to and exceeding the County's requirements and expectations, and we hope our continued efforts are reflected in our provisions and responses to the County.

1. We have included ten plus additional images of house and street elevations similar to what would be in Sardis Park. These images are reflective of the Hall County UDC section 17.180.060, which calls for garages to be recessed at least five feet in PRD zoning. Please note the images are from three different developments in

three nearby counties and so the precise details and dimensions may not correspond with your standards but they illustrate the quality of architecture, materials, landscaping and community feel that we intend for Sardis Park.

2. We have updated the site-plan to reflect a minimum 5,000 square foot lot. The site-plan is also updated to show full compliance with stream buffer setbacks, as per the Hall County Code, and our conversations and emails. This is much more in line with other developments similar to ours, which the County has seen recently. We have included an Excel sheet detailing the lot numbers and their respective lot sizes, as well detailed typical lot layouts.

3. The 50' undisturbed buffer will be a combination existing and planted vegetation, to give an effective visual screening between Sardis Park and the existing neighborhood. This also keeps a rural look and feel.

4. The dual cul-de-sac has been eliminated and replaced with a loop, comply with Engineering Standards of the Hall County UDC section 16.60.200.

5. A left turn lane from Sardis Road leading into Sardis Park, as per instruction from Hall County engineering. We have also shown fire hydrants spaced at 1,000', as per Hall County Code 18.080.040.

<2024-1-13 GRACE- SARDIS ROAD 1 B&W.pdf>
<2024-1-13 GRACE- SARDIS ROAD 2 B&W.pdf>
<2024-1-13 LOT SIZE DISTRIBUTION CHART.xlsx>
<IMG_6952.jpeg>

<IMG_6953.jpeg>
<IMG_6954.jpeg>
<IMG_4645.jpeg>

<IMG_4654.jpeg>

<IMG_4656.jpeg>

<IMG_4664.jpeg>

<IMG_0994.jpeg>

<IMG_0996.jpeg>

<IMG_0997.jpeg>

<IMG_0998.jpeg>

<IMG_0999.jpeg>

Thanks,
Artagus

Artagus Newell
MPA
Director of Planning

On behalf of
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