

WHITE SULPHUR TOWNHOME COMMUNITY

NARRATIVE

Applicant, CMWB Company, located in Atlanta, Georgia, is proposing the development of a townhome community located on White Sulphur Road. There will be one property entrance located on White Sulphur Road.

Project Description: The subject parcel is 12+/- acres and currently has one home on the property occupied by the Seller. The subject site is in District 3, Hall County, Georgia, and borders J.A Walters Family YMCA to the south and east, vacant land to the north, and White Sulphur Road to the west. 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 53 townhomes, or 4.5 units per acre. The site will be professionally maintained and managed, and on-street parking will be prohibited. In addition to visitor parking spaces located throughout the development, the units will have either a 1-car or 2-car garage and driveway for off-street parking. Market demand at the time of development will indicate whether the development will be for rent or for sale. If for sale, the lots will be individually platted and will follow the table comparison included in the Application. If the development is for rent, the parcel will be one plat with no setbacks. In either scenario, individual buildings will be spaced as allowed by fire regulations, and the fire department's approval of engineered plans. The units will be a minimum of 22' wide and have 20' of driveway from the front of the garage to the back of curb.

The property buffers will be a 50' transitional buffer along all property lines not fronting White Sulphur Road. Along White Sulphur Road, the buffer will be 30' from the property line or 55' from the existing center line of the road, whichever is greater. A 10' landscape buffer will be provided within this property buffer from the property line along White Sulphur Road.

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 development will not have an amenity building or feature such as pool or playground, but will have ample open space for the residence use and be utilized for storm water detention. A mailbox kiosk area and associated parking per code are provided. Due to the descending grade and the large buffer along White Sulphur Road, there will not be a

requirement for the units along White Sulphur Road to be rear-loaded. Garages may be more than 50 percent of the width of an individual townhome unit.

Landscaping: Will be in compliance with Hall County buffer, tree, and other landscaping requirements. If the units are not 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 provided by Georgia Power and in compliance with Hall County code

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.

Water and Sewer: Gainesville Water and Sewer lines are provided along White Sulphur Road. An annexation waiver has been received from the City of Gainesville. A pump station will be required to tap into the 12" sewer line along White Sulphur Rd. The applicant will try to get an easement from GA Mountain YMCA to access the 8" line by gravity located at the intersection of Cornelia Hwy and YMCA Dr.

Requested Zoning: Planned Residential Development 4.5 townhomes per acre.