

**3969 BOLDING ROAD SINGLE FAMILY REZONE TO PRD
NARRATIVE
REVISED JUNE 12, 2024**

Applicant, CMWB Company, located in Atlanta, Georgia, is proposing the development of a 58-unit single family community. There will be one property entrance located on Bolding Road.

Project Description: The subject parcel is 29.65 acres and currently has one home on the property occupied by the seller. The subject site is in District 1, Hall County, Georgia, and borders single family residences to the north, west, south, and a future 192-unit development to the east. Per Hall County code, the development will contain less than 150 residential units, and therefore, only require one point of access.

The community will contain no more than 58 single family homes, or 1.95 units per acre, with a minimum lot size of 5,000 SF, as depicted on the conceptual site plan included in this narrative and dated 6/06/2024. The 50 foot property line buffer is not included in the lot size and will be preserved and maintained by the HOA.

The property will have a 50' transitional buffer along perimeter boundary lines not fronting Bolding Road.

Architectural elevations 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. Developer may amend the building design 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 provide pedestrian access across the creek and provide a cleared meeting space with an amenity such as fire pit and/or gazebo. A mailbox kiosk area with additional parking will be provided near the pedestrian access.

Tract 2 will remain zoned AR-III, and will remain as a single family residence, address being 3933 Bolding Road. Three buildings owned by the seller are present on the southeast corner of the site. These buildings will be vacated and demolished at the onset of the project.

Landscaping: Will be in compliance with Hall County buffer, tree, and other landscaping requirements.

Street Lighting: Will be provided by Georgia Power and in compliance with Hall County code

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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: Water is available and provided by City of Gainesville. Sewer is provided through the Oakwood Service Area utilizing Oakwood Capacity and treated through a Gainesville plant. Oakwood capacity request was approved at City Council.

Construction Trailer: A construction trailer will be utilized during construction and adhere to conditions in Hall County Municode paragraph 17.210.020

Model Home: A separate sales office will not be used, but one of the first homes constructed will be used as a Model and Sales Office.

Requested Zoning: Planned Residential Development not to exceed 58 units, but can be fewer, so long as minimum lot size and setbacks are followed.

Requested Exceptions to PRD Zoning:

- Garage Width: No more than 56% of unit width. PRD code states 45%
- Garage - Semi flush: Garage Door shall be positioned between 5 and 20 feet behind or *in front* of the front wall plane of the Residence. Code States "Garage Doors shall be positioned between 5 and 20 feet behind the front wall plane of the Residence"
- Lot size: Minimum 5,000 SF. PRD code states 8,000 SF

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Standard	PRD Requirement (17.180.060)	Proposed Development (Single Family)
Site Area	5 acre minimum	29.65 acres
Number of Units	–	58 units
Density	2 units per acre	1.95 units per acre
Min. Lot Area	8,000 square feet	5,000 square feet
Min. Lot Width	50 feet	50 feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	20 feet	20 feet
Building Separation	–	–
Max. Building Height	–	–
Exterior Buffer	50 foot	50 feet
Min. Open Space	30 %	30 %
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit
Min. Heated Floor Space	–	1,800 SF
Garage – Semi-flush	Garage Doors shall be positioned between 5 and 20 feet behind the front wall plane of the Residence. No more than 45% of the width of the individual unit	Garage Door shall be positioned between 5 and 20 feet behind or in front of the front wall plane of the Residence. No more than 56% of the width of the individual unit
CBU Parking Spaces	50-78 Units – 4 Parking Spaces	4 Spaces Minimum. 7 Shown on Conceptual Site Plan to account for amenity area parking

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4br / 2.5ba
1,850 sf

Floor Plans



1st FLOOR



2nd FLOOR

