

Bolding Road Single Family

NARRATIVE

Applicant, CMWB Company, located in Atlanta, Georgia, is proposing the development of a 59-unit single family community. There will be one property entrance located on Bolding Road.

Project Description: The subject parcel is 24.65 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 comprise less than 150 residential units, and therefore, only require one point of access.

The community will contain no more than 59 townhomes, or 2 units per acre, with a 50 foot minimum lot width and 100 foot minimum lot depth. 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 be a 50' transitional buffer along perimeter boundary lines not fronting a roadway.

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. Building height may not exceed 38 feet from finish floor elevation to top of roof pitch. 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.

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

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.

Requested Zoning: Planned Residential Development not to exceed 2 units per acre.

Standard	PRD Requirement (17.180.060)	Proposed Development (Single Family)
Site Area	5 acre minimum	29.65 acres
Number of Units	–	60 units
Density	2 units per acre	2 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	–	–
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 the front wall plane of the Residence or no more than 5 feet 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