

January 6, 2014

Mr. Max Bacon, Chairman  
Smyrna Urban Design Commission  
2800 King Street  
Smyrna, GA 30080

**Re: Urban Design Commission Review-**

**Applicant:** David Weekley Homes

**Property Owner:** Halpern Enterprises, Inc.

**Property:** 10.4 Acres known as Pods C & D of the Belmont Redevelopment Project

Dear Mr. Bacon,

David Weekley Homes has contracted to purchase 10.4 acres in the City of Smyrna known as Pods C and D of the Belmont Redevelopment Project. It is our understanding that the property falls within the boundaries of the Downtown Design District so we would like to request a meeting with the Urban Design Commission to review and approve our proposed development plans. The information below is a brief description of our future plans for the new Belmont community.

David Weekley Homes intends to develop the property described above in to an innovative community of 164 single family detached homes. The homes to be constructed in the community will be zero lot line homes with approximately three feet of separation. There will be three distinct home types built in the new community. The homes on the perimeter of the project will be three story homes with the main living area on the second floor, bedrooms on the third floor, and a ground floor that includes a bonus room and a rear entry garage accessed off private alleyways (i.e. garages will face inward away from the exterior of the project) The second home type will be a traditional layout home with main living area on the ground floor and bedrooms on the second floor. This home type will also have a rear entry garage served by an alley. The third type of home will have the main living area on the ground floor along with the master bedroom. Secondary bedrooms and/or flex space will be located on a second story. This third type of home will all front the community's common green and have rear entry garages with private alleys. To further illustrate the community layout, a site plan is included with this submittal.

The homes to be constructed in the community will have mixed facade materials consisting of board/batten and fibrous cement ("Hardie Plank") siding; along with Brick, Stone, Stucco and Cedar Shake accents. Example elevations and typical materials are illustrated on the conceptual renderings included with this submittal. Square footage of the proposed homes will range from 1500 square feet to over 2000 square feet. Initial price points for the homes will be from the mid \$200,000s to the mid \$300,000s.

Our proposed community will be gated. We intend to have vehicular access gates at the community entrances on Flemming Street and Belmont Parkway. The community entrances will also include brick pavers and/or stamped concrete and will be fully landscaped for aesthetic appeal. The remainder of the community will be ringed by black tubular steel fence with masonry columns. We anticipate the fencing will be approximately four feet high. There will be pedestrian gates in the perimeter fencing to allow for connectivity to the neighboring school and other portions of the Belmont project.

Community signage will be prominently displayed at entry gates. Brick and/or stone pedestals will feature the community name and there will be a neighborhood call box that will include emergency access features. All community signage will be in compliance with the Urban Design Standards in terms of materials and lighting and consistent with other new residential development within the Downtown Development District. David Weekley Homes also anticipates the usage of temporary promotional signage when the community begins home sales.

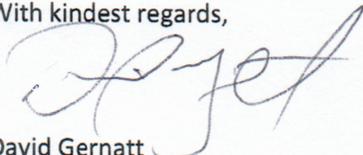
All landscape plans (for any common area or entrances) will be prepared, stamped and signed by a Georgia Registered Landscape Architect. All yards and common areas will be sodded, landscaped and irrigated as appropriate.

Community amenities will include a swimming pool and a covered pavilion with a fireplace and restrooms. There will also be a dog park with multiple benches and a drinking water fountain for both residents and dogs. All amenities will be located in and/or adjacent to the common green located in the center of the community.

There will be protective covenants and architectural guidelines established for the community. A home owners association (HOA) will be established to administer and enforce prescribed architectural controls and protective covenants and restrictions to safeguard the quality and integrity of the residential community. The HOA will be responsible for the oversight, upkeep, and maintenance of all common areas of the project, including entrance and gate areas, open space areas, storm water management areas, private alleys and streets, sidewalks, and amenity areas. The HOA will also handle the landscape maintenance for all the homes within the community.

We are truly excited about the opportunity to develop at Belmont and we believe we will produce a community that makes a positive contribution to the City of Smyrna. We welcome your questions about our proposed community and we look forward to meeting with the UDC. Thank you for the time and consideration.

With kindest regards,

A handwritten signature in black ink, appearing to read 'D. Gernatt', written over a light blue horizontal line.

David Gernatt  
Division President