

EXISTING AND PROPOSED USE

3814 Bolding Rd., Flowery Branch, GA 30542

The subject property of this application is an 8-acre tract situated between Bolding Rd. and Winder Highway, with currently only a 52-year old single family home on the site. The property is currently zoned AR-III, and is abutted by properties zoned AR-III, A-1, R-1, and C-2.

The Applicants' proposed use of the subject property would be as a private RV campground with spaces for 28 RVs and any vehicle used to pull them. The facility would limit its use to be as a private recreational campground, so there would be no long-term residency. There would be a recreation area for families to utilize, as well as a community shower/restroom facility. There would be a camp-store on site, providing snacks, supplies, basic repair needs for RVs, as well as any other services the guests would find helpful. The property's location provides an ideal "home base" for families wishing to visit Lake Lanier along with easy driving to North Georgia attractions as well. The property would be attractively landscaped with buffers between all adjoining properties. The property would be further governed by all applicable ordinances, including any noise ordinance. Parking for guests would be limited to only those spaces allocated to a given lot rental.

A site plan is included, depicting the proposed location of the lots, recreation area, septic system, and the existing building.