

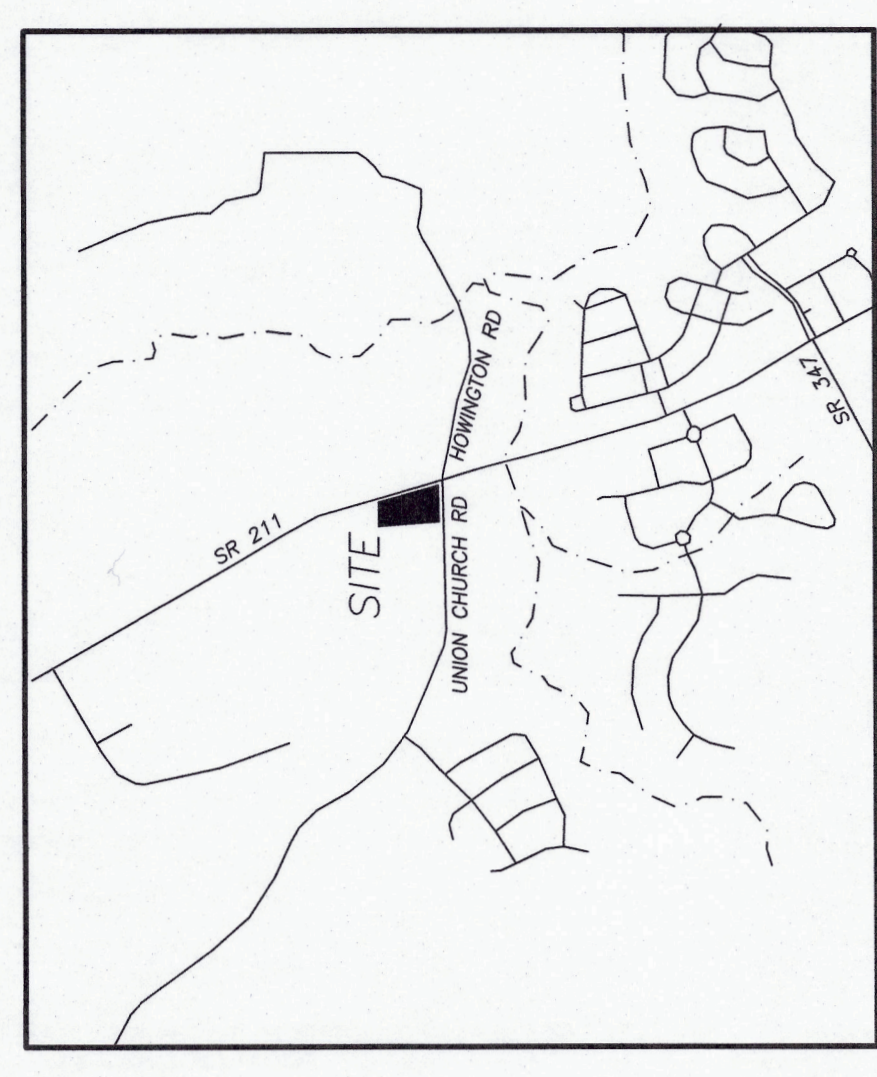
Rochester | **DCCM**
 Rochester and Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 p | www.rochester-assoc.com

REZONING PLAN
LOT 11 MULBERRY HILLS
REZONING PLAN
 5937 UNION CHURCH ROAD
 CLINCHEN GMD 392
 BRASELTON, GA 30517
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

DATE: 1/17/2023
 SCALE: 1"=20'
 JOB NO.: 222129246
 DRAWN BY: JDF
 DWG NO.: BASE

SHEET 1 OF 1



OWNER INFORMATION:
 BILLY GARRETT TRUST CREDIT SHELTER B
 GUERRY GARRETT & CHRIS MORGAN
 GARRETT, TRUSTEES
 PO BOX 1328
 CLEVELAND, GA 30528
 770-861-6856
 GUERRYGARRETT@WINDSTREAM.NET

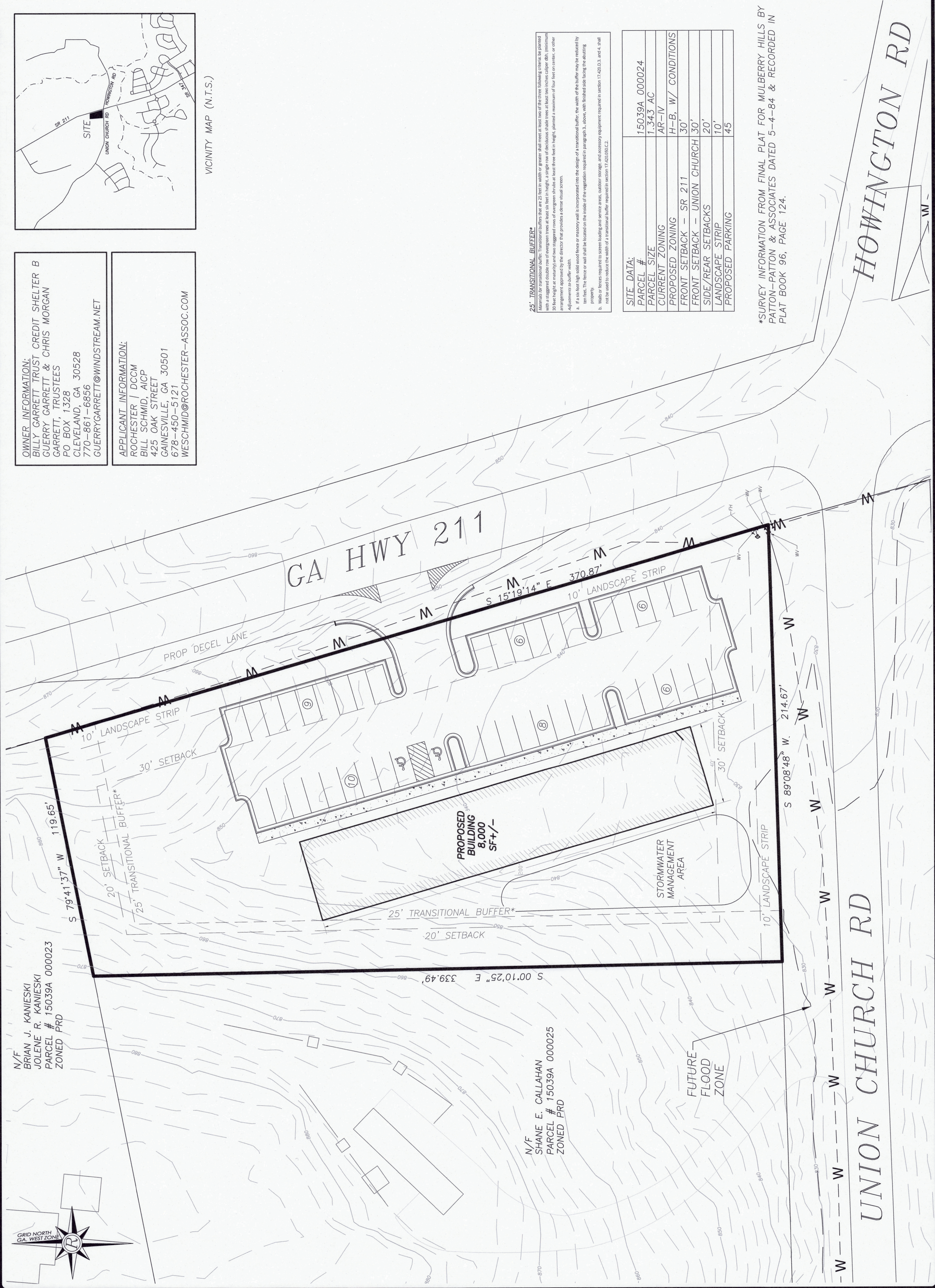
APPLICANT INFORMATION:
 ROCHESTER | DCCM
 BILL SCHMID, AICP
 425 OAK STREET
 GAINESVILLE, GA 30501
 678-450-5121
 WESCHMID@ROCHESTER-ASSOC.COM

25' TRANSITIONAL BUFFER*
 Intended for transitional buffer. Transitional buffers that are 25 feet in width or greater shall meet at least two of the three following criteria: be planted with a staggered double row of evergreen trees at least six feet in height, a single row of deciduous shade trees at least two inches caliper dbh, (minimum 30 feet high at maturity) and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center; or other arrangement approved by the director that provides a dense visual screen.
 Adjustments to buffer width:
 a. If a six-foot high solid wood fence or masonry wall is incorporated into the design of a transitional buffer, the width of the buffer may be reduced by ten feet. The fence or wall shall be located on the inside of the vegetation required in paragraph 3, above, with finished side facing the abutting property.
 b. Walls or fences required to screen loading and service areas, outdoor storage, and accessory equipment required in section 17.420.D.3, and 4, shall not be used to reduce the width of a transitional buffer required in section 17.420.D.3.C.2.

SITE DATA:

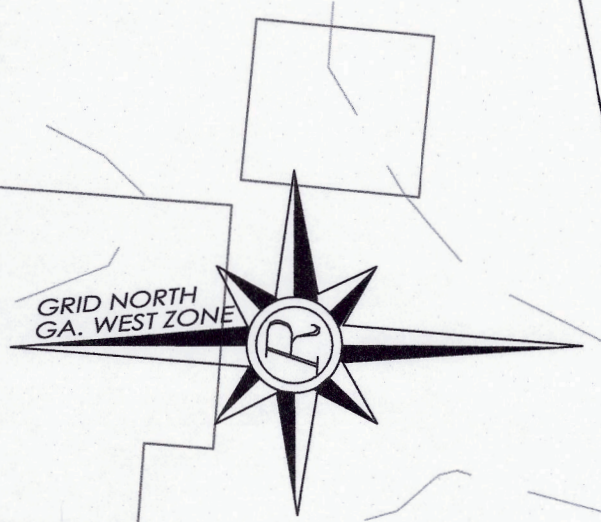
PARCEL #	15039A_000024
PARCEL SIZE	1.343 AC
CURRENT ZONING	AR-IV
PROPOSED ZONING	H-B, W/ CONDITIONS
FRONT SETBACK - SR 211	30'
FRONT SETBACK - UNION CHURCH	30'
SIDE/REAR SETBACKS	20'
LANDSCAPE STRIP	10'
PROPOSED PARKING	45

*SURVEY INFORMATION FROM FINAL PLAT FOR MULBERRY HILLS BY PATTON-PATTON & ASSOCIATES DATED 5-4-84 & RECORDED IN PLAT BOOK 96, PAGE 124.



N/F
 BRIAN J. KANIESKI
 JOLENE R. KANIESKI
 PARCEL # 15039A 000023
 ZONED PRD

N/F
 SHANE E. CALLAHAN
 PARCEL # 15039A 000025
 ZONED PRD



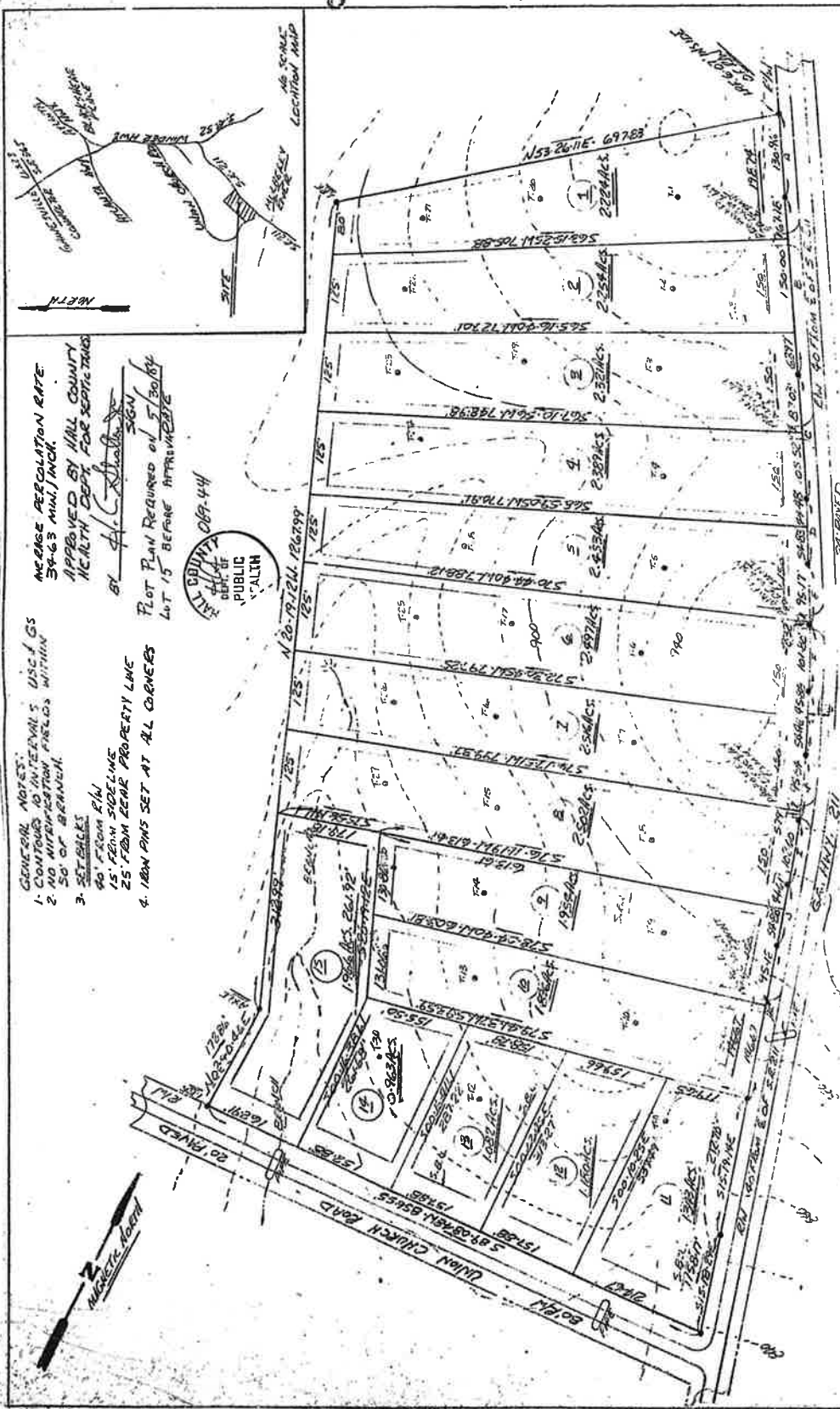
HOWINGTON RD

UNION CHURCH RD

FUTURE FLOOD ZONE

Recorded May 30, 1984

J. Brady Wilson, Clerk



GENERAL NOTES:
 1. CONTAINS 10 TIRE TRACKS
 2. NO IMPROVEMENTS PERMITTED WITHIN 50' OF BURNING
 3. SET BACKS
 40' FROM E/W
 15' FROM S/W LINE
 25' FROM REAR PROPERTY LINE
 4. 100' PWS SET AT ALL CORNERS

APPROVED BY HALL COUNTY HEALTH DEPT FOR SEPTIC TANK SIGN
 BY J. Brady Wilson
 LOT 15 BEING APPROXIMATE

HALL COUNTY
 PUBLIC HEALTH

RECORDING PERMIT
 By J. Brady Wilson
 HALL COUNTY PLANNING COMMISSION



- 1. 2.20 AC. 10-28-84
- 2. 2.25 AC. 10-28-84
- 3. 2.25 AC. 10-28-84
- 4. 2.25 AC. 10-28-84
- 5. 2.25 AC. 10-28-84
- 6. 2.25 AC. 10-28-84
- 7. 2.25 AC. 10-28-84
- 8. 2.25 AC. 10-28-84
- 9. 2.25 AC. 10-28-84
- 10. 2.25 AC. 10-28-84
- 11. 2.25 AC. 10-28-84
- 12. 2.25 AC. 10-28-84
- 13. 2.25 AC. 10-28-84
- 14. 2.25 AC. 10-28-84

OWNER & DEVELOPERS
 BILLY GARRATT
 BUDGEL, GEORGIA 30135
 PHILIP BARNES
 BUCKLED, GEORGIA 30135

MULBERRY HILLS
 IN CLINGEN G.M.D. 392
 HALL COUNTY GEORGIA
 SCALE 1/100' 5-4-1984
 PATTON - PATTON & ASSOCIATES
 P.O. Box 265
 Columbus, Georgia 31902

T-10

