



CONDITIONAL USE NARRATIVE FOR

STONEWALL INVESTMENTS, LLC.

6060 OLD FEDERAL ROAD, FLOWERY BRANCH, GA 30542

Zoning: V-C (Vacation Cottage)

May 1, 2023

Introduction:

ABE Consulting, Inc. is the Authorized Agent for the Owners of the subject property. ABE is submitting a request for a Conditional Use to allow a minor residential subdivision of 3 lots total. The request is being made as required in Hall Code of Ordinances, Section 17.50.040 which requires a Conditional Use approval prior to subdividing the property in the V-C (Vacation Cottage) zoning classification.

Conditional Use Requested:

Property Address: 6060 Old Federal Road, Flowery Branch, GA 30542

TP#: 08102 001018, Approx. 2.942 Acres Total

Current Zoning District: V-C (Vacation Cottage) – No overlay district is found or applicable

Current Use District of the property: Vacant Land - (1 small old barn)

Description of the Proposed Use:

The Conditional Use request is being made to allow a minor subdivision of 3 residential lots total. The lots will be used for upscale single-family residences and associated accessory buildings. The requested use is currently allowed in the current zoning district. All lot sizes, frontages, setbacks and other required code standards are being met and exceeded. Please refer to the attached Conditional Use Plan for overall layout and additional details.

Proposed Standards for Development:

Restrictions on use of property: Single-family residences and associated accessory uses

Density (lot size): 1 lot per 0.98 acres density, minimum lot size is 0.954 acres (41,553 SF) &
Largest lot size is 1.033 acres (44,987 SF)

Number of Lots Proposed: 3 total residential lots

Lot Frontages: All lots will have frontages larger than 90'

Setback requirements:

Front: 55' (from centerline of road)

Side: 10'

Rear: 20'

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Provisions for Water & Waste Water Disposal:

-All lots will be served with County or public water which is available within the existing rights-of-way of Old Federal Road and Jim Crow Road.

-All lots will be served with a private on-site individual septic system as required by the Hall County Environmental Health. A Level III Soil Survey has been completed for the entire site which shows adequate and good useable soils area for each proposed lot.

Adjacent Properties:

The proposed Conditional Use request complements the existing zoning & uses of adjacent properties. The subject property is bordered by roadways on 2 sides and V-C and R-1 on the other 2 sides. Please refer to the Conditional Use Plan for additional information. The following represent adjacent property zoning and uses:

To the North: Right-of-way and V-C (Vacation Cottage) / Single Family Residences

To the East: Right-of-way and V-C (Vacation Cottage) / Single Family Residences

To the South: AR- III Agricultural -Residential / Single Family Residential and PCD / AR-III – Planned Commercial Development - Agricultural-Residential-III) / Boat & RV Storage

To the West: R-1 – Residential / Single Family Residences

Based on the adjacent zoning and current land uses, buffers will not be required.

Overall Summary:

All required lot standards will be met or exceeded as stipulated in V-C zoning classification. The overall request fits-in and complements the existing residential area with proposed upscale homes. The owner of the subject property also owns the 2 existing lots to the north, which is another reason to maintain quality residential lots for the subject property. Based on the proposed minor residential subdivision for 3 total lots as allowed under the V-C zoning district, we sincerely appreciate your consideration for a positive response.