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## **Rezoning Narrative**

**53.73 Acres**

**7896 Calvary Cross Road**

**Lula, Georgia 30554**

The property's current zoning is an obscure and now discontinued PCFD zoning. The applicant is seeking to rezone the property to PRD and divide the entire tract in 12 different parcels with a minimum lot size of 2.00 acres. Five parcels consist of tracts ranging in size from 2.1567 acres to 4.0184 acres located along Calvary Cross Road. These 5 tracts will be divided and sold for single family residential purposes. The applicant's intent is to sell these tracts as estate lots and quality home development. Four of these proposed tracts currently accommodate structures and / or dwellings. These structures and / or dwellings are planned for removal. One of the dwellings may possess remodeling possibilities. Two of the tracts enjoy frontage on a farm pond.

The larger tract consisting of 39.5096 acres as shown on the attached plan as "future development" includes a 6 lot division ranging between 4.1890 to 10.2560 acres in size – all located along State Route 52. For now, the 39.5096 acre tract will remain in use for growing pumpkins. The applicant requests that the County approve this division now as part of this rezoning application.

Lots along Calvary Cross Road are (or will be) served by wells and septic systems. Municipal water may serve any planned or future lots fronting on State Route 52 as a City of Gainesville water line runs along that right of way. The proposed lots are large enough to provide ample buffers to neighboring properties. Applicant agrees to the following:

- 50' setback with existing natural buffer along ARIII/IV zoned properties along the property's exterior boundaries (except for the requested variance outlined herein).
- 30% open space provided on each individual lot
- Driveways will meet site distance requirements
- 2 tree per lot requirement (17.18.060.b.6)

- Note: the existing “chicken houses” are not currently in operation and used solely for storage according to the applicant’s knowledge. The property on which these houses are located is not nor will be owned by applicant.

Applicant is requesting the following variances:

- Variance from 16.60.040: To allow driveway access to an arterial roadway
- Variance from 17.180.060.b.5: Exemption from the 50-foot planted buffer requirement on the exterior of the Planned Residential Development (PRD) due to the existing vegetation acting as a sufficient buffer (No vegetation exists around the chicken house parcel)
- Variance from 17.180.060.b.5: Exemption from the 50-foot planted buffer requirement on the exterior of the PRD around the property on which the chicken houses are located. Applicant would agree to install a 25’ planted buffer once construction begins on those particular lots.
- Variance from 17.180.060.7.b: No sidewalks are proposed in this development.
- Variance from stormwater management requirement; however, applicant agrees to furnish a stormwater study and report.