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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 AR-III and initially divide the entire tract in 6 different parcels. Five parcels will consist of tracts ranging in size from 2.1567 acres to 4.0184 acres and are 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 hold structures and / or dwellings. These structures and / or dwellings are planned for removal. One of the dwellings have remodeling possibilities. Two of the tracts enjoy frontage on a farm pond.

The remaining larger tract consisting of 39.5096 acres will be held for future subdivision in coming years. The applicant has included an example of how the future development may look like. This future development plan includes dividing the 39.5096 acres in to 6 future lots 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.

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.