

**SITE DATA:**

PARCEL NUMBER: 15042 00018  
 CURRENT ZONING: PRD  
 AREA: 20.30 ACRES

PARCEL NUMBER: 15042 000140 (PARTIAL)  
 CURRENT ZONING: AR-III  
 AREA: 1.16 ACRES

TOTAL AREA: 21.46 ACRES

**ZONING:**

EXISTING ZONING: PRD (PLANNED RESIDENTIAL DISTRICT) AND AR-III (AGRICULTURE DISTRICT)  
 PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DISTRICT)  
 ZONING JURISDICTION: HALL COUNTY

**RESIDENTIAL STRUCTURE INFORMATION:**

UNITS: 95 UNITS  
 MAXIMUM HEIGHT: 35 FEET  
 NUMBER OF STORIES: TWO-STORY  
 MINIMUM UNIT SIZE: 1,800 SF  
 PROPOSED DENSITY: 4.43 UNITS PER ACRE

**GARAGE PLACEMENT:**

GARAGE DOORS WILL NOT EXTEND MORE THAN 70 PERCENT OF THE WIDTH OF THE RESIDENCE AND WILL BE FLUSH WITH THE FRONT WALL PLANE OF THE RESIDENCE

**DIMENSIONAL STANDARDS:**

EXTERIOR BUILDING SETBACK: 50 FEET  
 INTERNAL FRONT YARD BUILDING SETBACK: 15 FEET  
 INTERNAL SIDE YARD BUILDING SETBACK: 0 FEET  
 INTERNAL SIDE YARD BUILDING SETBACK (CORNER): 10 FEET  
 INTERNAL REAR YARD BUILDING SETBACK: 15 FEET

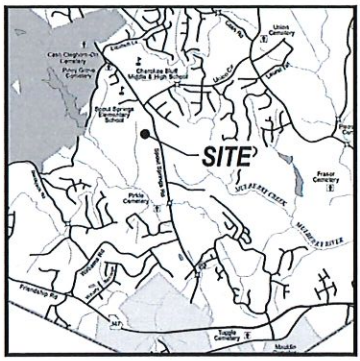
FOR A TOWNHOME WITH A MINIMUM OF THREE ATTACHED SINGLE-FAMILY UNITS, THE MINIMUM LOT AREA STANDARD OF 35,000 SF WILL APPLY: 15 BUILDINGS FOR A TOTAL OF 525,000 SF OR 12.09 ACRES

FOR EACH ADDITIONAL UNIT IN TOWNHOUSE OVER THREE UNITS, THE MINIMUM ADDITIONAL LOT AREA STANDARD OF 5,000 SF WILL APPLY: 50 ADDITIONAL UNITS FOR A TOTAL OF 250,000 SF OR 5.74 ACRES

TOTAL LOT AREA REQUIRED: 17.79 ACRES  
 MINIMUM REQUIRED OPEN SPACE: 30% OR 6.5 ACRES  
 PROPOSED OPEN SPACE: 65% OR 14.0 ACRES

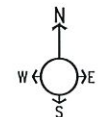
**PARKING REQUIREMENTS:**

REQUIRED RESIDENT SPACES: 2 SPACES PER DWELLING UNIT OR 190 PARKING SPACES  
 PROPOSED RESIDENT SPACES: 4 SPACES PER DWELLING UNIT (TWO CAR GARAGE PLUS DRIVEWAY) OR 190 PARKING SPACES



VICINITY MAP  
 SCALE: NTS  
 SOURCE: USGS

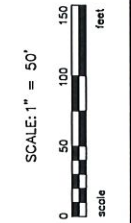
SOURCE OF TOPOGRAPHY:  
 GAINESVILLE-HALL COUNTY GIS.  
 CONTOUR INTERVAL: TWO FEET



**BLUE LANDWORKS**  
 CONSULTING ENGINEERS & SURVEYORS  
 LICENSE # 193000008  
 LODGE # 11950044  
 5018 WEST BROAD STREET  
 SUITE 9230  
 SUGAR HILL, GEORGIA 30088  
 TELEPHONE: (770) 804-8288  
 WWW.BLUELANDWORKS.COM

PREPARED FOR:  
**WALKER ANDERSON HOMES, LLC**  
 300 BRIDGEMAN BLVD  
 SUITE 100  
 LAWRENCEVILLE, GA 30046  
 TEL: 770-962-1000

DATE	DESCRIPTION
07/27/23	ISSUE FOR PERMIT
07/27/23	ISSUE FOR PERMIT
07/27/23	ISSUE FOR PERMIT
07/27/23	ISSUE FOR PERMIT

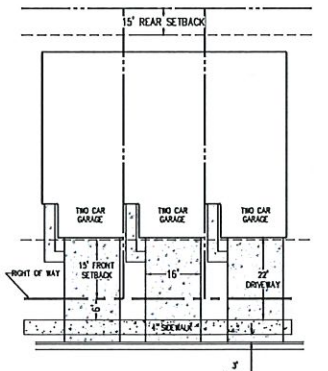


PROJECT NO. 2023.030  
 DATE: 07/27/23

6777-6804 SPOUT SPRINGS ROAD  
 FLOWERY BRANCH, GEORGIA

REZONING EXHIBIT

PROJECT# 2023.030  
**REZ**



TYPICAL TOWNHOME FRONT ENTRY GARAGE  
 NOT TO SCALE

2023-030 - 6804 Spout Springs Road (030) - 6777-6804 - Rezoning Exhibit - 07/27/2023 10:58 AM by City Hall