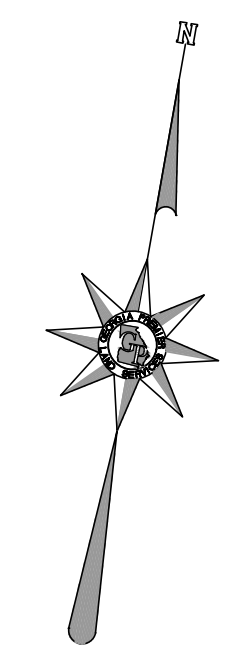


**RECEIVED**  
**MAY 20 2024**  
 Planning & Zoning Department



**SITE SUMMARY**  
 APPROXIMATE SITE AREA = 20.0 AC.  
 PROPOSED ZONING = PRD  
 USE = TOWNHOUSES (FEE SIMPLE)  
 TOTAL UNITS = 97 LOTS (24' x 50')  
 SITE DENSITY = 4.85 UNITS/ACRE  
 OPEN SPACES = 7.0 ACRES (35%)  
 (INCLUDES ALL BUFFERS BUT NOT POND)  
 (30% MINIMUM OPEN SPACES REQUIRED)  
 MIN. LOT SIZE = 2,000 SF (24' X 84')  
 MIN. LOT WIDTH = 24' (ATTACHED UNITS)  
 PERIMETER BUFFERS = 50' FRONT  
 50' REAR  
 50' SIDE  
 INTERNAL SETBACKS (ATTACHED UNITS)  
 15' FRONT, 15' REAR, 0' SIDE  
 WATER SERVICE = PUBLIC  
 SEWER SERVICE = PUBLIC

**REED**  
 PLANNING & DESIGN  
 100 Old Dawson Village Rd  
 Suite 110  
 Dawsonville, GA 30534  
 Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2  
 CERTIFIED DESIGN  
 PROFESSIONAL  
 CERTIFICATION NO. 1639  
 EXPIRES 10/27/2026

**ATLAS DEVELOPMENT  
 TOWNHOUSE PROJECT  
 GA. HWY. 211 TRACT**

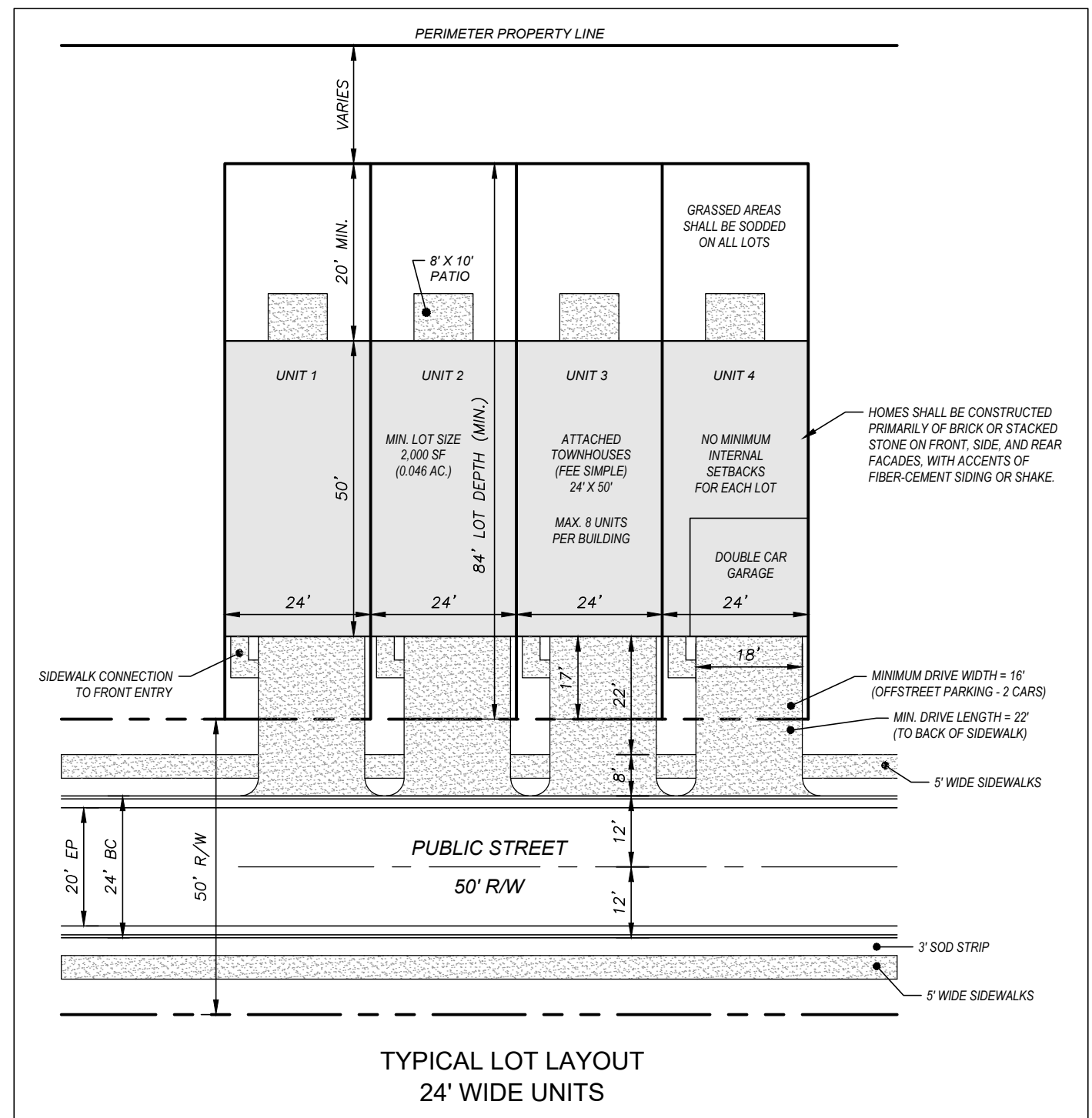
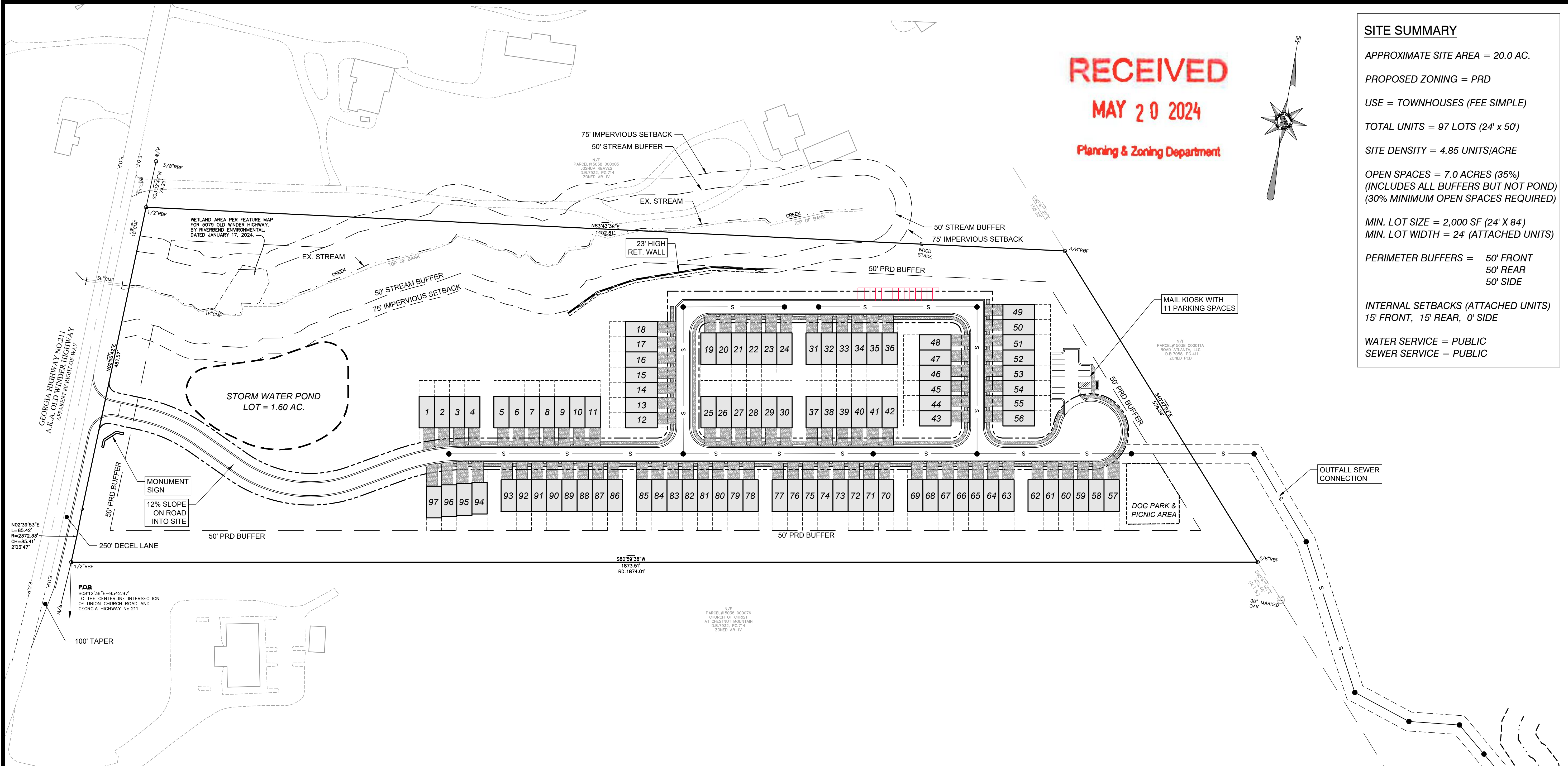
PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

**CONCEPTUAL  
 REZONING PLAN**

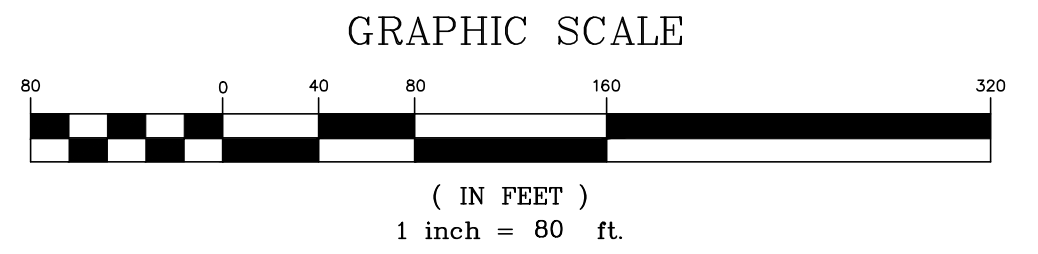
JOB NUMBER	DATE
24103	4-10-2024

DATE	NO	REVISION
5-20-2024	1	ALL 24' WIDE UNITS

**RZ-1.B**



**SURVEY REFERENCE**  
 BOUNDARY INFORMATION SHOWN  
 PER HALL COUNTY TAX MAPS



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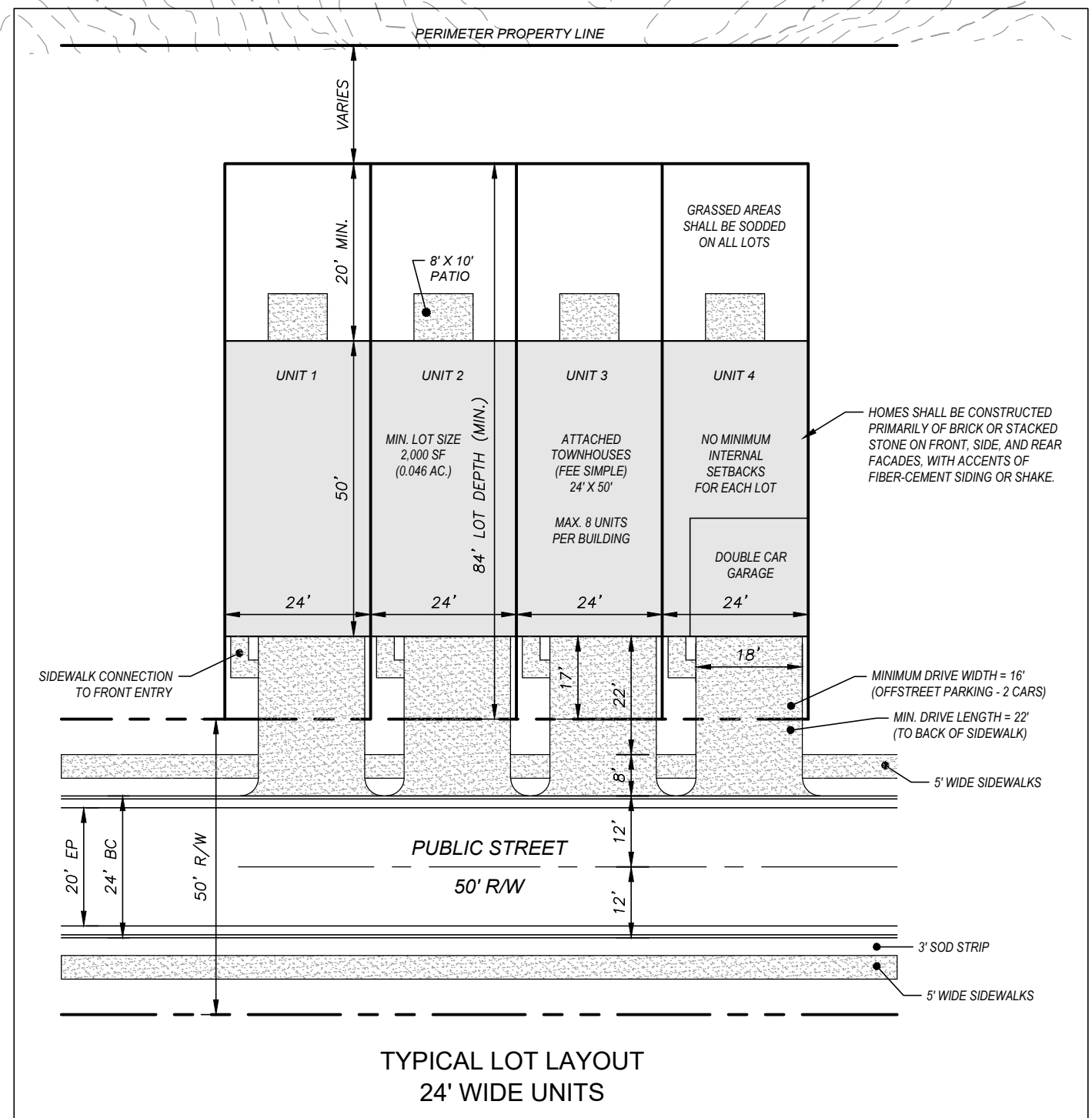
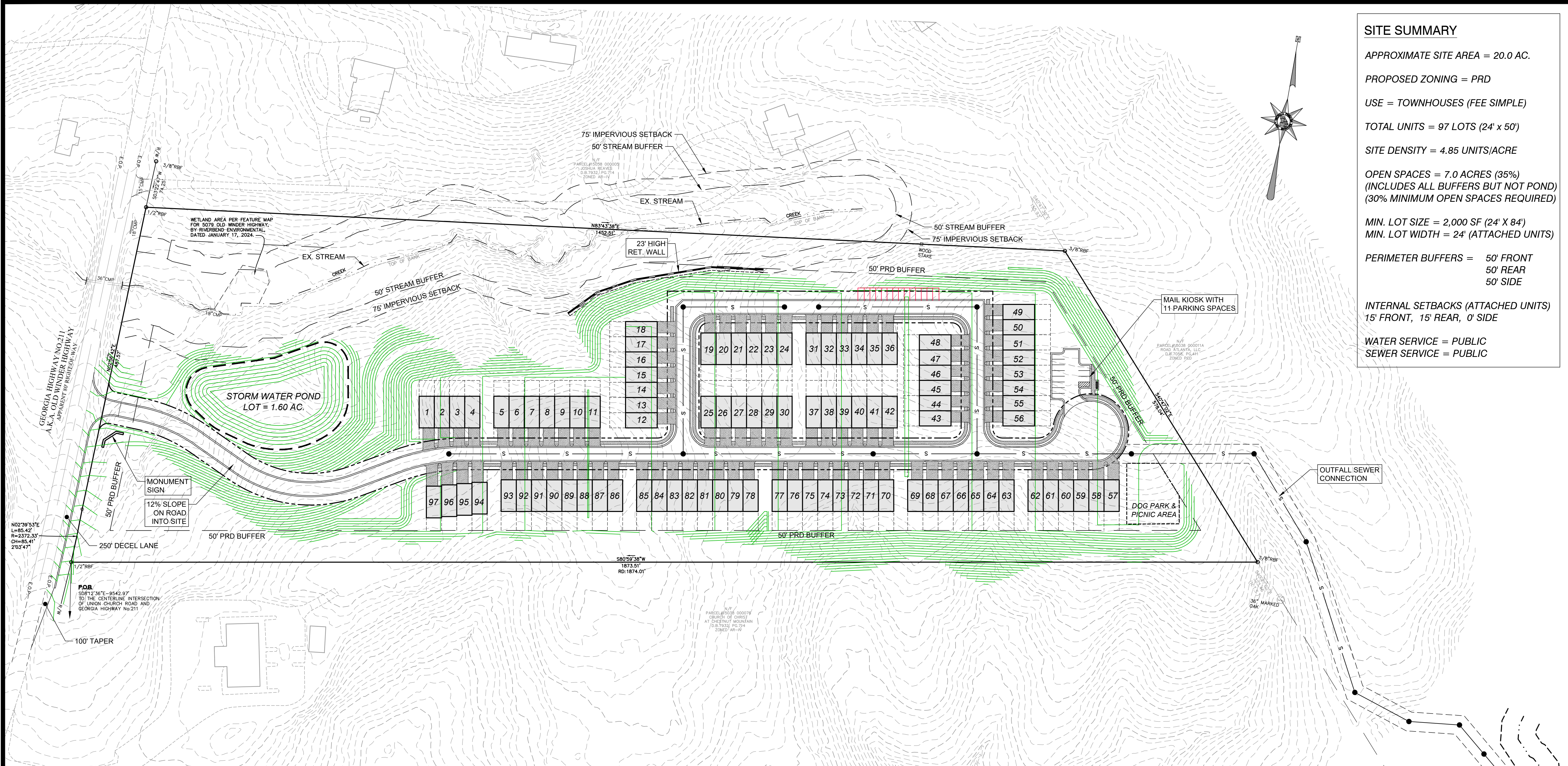
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