

Narrative for: 5279 Union Church Road. Flowery Branch GA 30542

Parcel Number	15043A000008
Location Address	5279 UNION CHURCH RD
Legal Description	CLINDHEM WOODS LT 8 <i>(Note: Not to be used on legal documents)</i>
Class	R3-Residential <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Zoning	AR-III <i>Note: Refer to map zoning layer for official zoning.</i>
Tax District	COUNTY (District 01)
Millage Rate	25.721
Acres	2.66
Neighborhood	05380 LAUREL TER/CLINCHEM WOODS AREA (05380)
Homestead Exemption	No (S0-)
Landlot/District	N/A

Currently the property is listed as 2.669 acres. This request is to split the property into 2 lots of 1.335 and 1.334 acres for new residential homes. Each site will have homes that will be 3 bedroom 2 ½ bath, 2800 heated square feet minimum. With setbacks 55 feet from center line of road or 30 feet from property line, whichever is greater and 10 feet side and 20 rear setbacks. Both lots will be serviced by City of Gainesville Utilities for water and have septic sanitation systems.