

**Good Landing Recovery
4141 Old Cornelia Hwy
Gainesville, Ga. 30507**

Hall County Community Development and Infrastructure
2875 Browns Bridge Rd
Gainesville, Georgia 30504
770-531-6809 Of

RE: CIC Application Narrative
Subject Parcel **15019 000023**
December 6th, 2023

The following is a narrative associated with the attached Conditional Use Application related to a Change in Conditions (CIC) for the above referenced property. Specifically, the owner is requesting the CIC from the original rezoning that was approved on September 17th, 2010, under the owner name "Three Dimensional Life". This original rezoning was from AR-IV and PCD to PRD zoning.

The property owner, Lewis Holding 4, LLC, is the applicant and the current business name of the property is Good Landing Recovery. The services provided by Good Landing Recovery are very similar to those provided by Three-Dimensional Life. It is a residential program designed to help individuals struggling with drug and alcohol abuse and find a path to sobriety through a faith-based methodology.

Although the scope and building uses on the attached revised Master Plan are very similar, the change of ownership and a more thorough review of the site's topographic conditions has necessitated a new master plan for larger occupancy and other minor changes to the original concept plan that was submitted with the original rezoning back in 2010.

The change in conditions being requested related to occupancy are shown below:

	<u>Original Approved Rezoning</u>	<u>Proposed Change in Conditions Requests</u>
Boys Cabin	3,500 square feet	7,473 square feet
Girls Cabin	3,500 square feet	7,473 square feet
Chapel	3,000 square feet	8,580 square feet
Guest House	4,000 square feet	None
Community Center	4,000 square feet	None
Office	600 square feet	+/- 790 square*
Detox House	Not included	+/- 4,000 square feet*
*These buildings exist.		
The change in conditions related to new Master Plan:		
	<u>Original Approved Rezoning</u>	<u>Proposed Change in Conditions Requests</u>
Horse Barn	Not Included	1,726 square feet
Revised Total:	18,600 SF (Original)	30,042 SF (Revised)

Change in conditions related to change in wording:

Condition # 4 from the original rezoning states "A minimum 50-foot natural buffer shall be maintained around the perimeter of the property.

Proposed wording for Condition #4 to state, "A minimum 50-foot replanted buffer around the perimeter of the property." This wording would allow some minimal grading and disturbance in the buffer area, but these areas would be required to be replanted to buffer standards.

We have included an updated Concept Master Plan by Bullard Land Planning related to these requested changes.

Sincerely,



Robert F. Bullard, President
Application Contact/ Representative
Bullard Land Planning, Inc.