



NARRATIVE REPORT  
REQUEST FOR CONDITIONAL USE  
HALL COUNTY, GEORGIA

RE: 13.91 acres located on 3475 Cook Road, Gainesville, GA 30506  
Parcel ID 10068 000005C

Decatur Presbyterian Church (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support for conditional use approval for a 6-lot minor subdivision in the V-C zoning district. The property currently has both V-C and AR-III zonings.

This property has been owned by Decatur Presbyterian Church for many years, being used as a retreat for the church members. One single family home is currently on the property. The property and the house are no longer used frequently; therefore, the church would like to subdivide and/or sell for residential single-family lots. This will help the church with their finances. The church does not intend to use these lots for short-term rental.

The lot configuration was prepared by Patton Land Surveying in 2005 as shown on the accompanied drawing. The lot areas considered the topography and usable soils for septic systems. The plan also shows proposed additional right-of-way along Cook Road. The lots will also be served by onsite wells. Due to the more rural nature of the surroundings, no street lights are proposed.

The use, size, and configuration of the lots fits within the surrounding area and the intent of AR-III zoning. The addition of these 6 lots should not cause any adverse effects to the adjacent properties. Please contact me if you need to discuss this conditional use request further or in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large, stylized flourish at the end.

James Irvin, PE  
Engineer for Applicant  
Foothills Land Design, LLC

**RECEIVED**

**JUL 01 2024**

**Planning & Zoning Department**