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Planning & Zoning Department

Conditional use Request

Property Address: 2466 Old Fork Road, Gainesville GA

Parcel Number: 10085 000061

Acreage: 4.83

District: 2

Current Zoning District: Majority parcel is Residential home V-C, part of it AR-III

Applicable Overlay District: Residential home V-C

Current Zoning District: Vacation-Cottage(V-C)

Proposed use of the property: Residential home V-C

Existing residential home with 4.83 acreage. Requesting for minor plat subdivision with 3 lots greater than 0.8 acres and 2 lots over 1.1 acres. We are planning for total of 5 Residential lots including the lot with the existing home. Requesting for conditional use for the subdividing of these plats.

Water Source: City of Gainesville for 3 lots. Well water for 2 lots

Sewer: On site Septic tank – Each lot will have on-site own septic system (5 lots).

V-C zoning requirements:

Condition	Requirement	Proposed Development
<u>Minimum lot area</u>	35,000 Sqft	Lot 1, 2, 3 : 35,000 sqft Lot 4: 49,397 sqft Lot 5: 55,190 sqft
<u>Minimum Lot Frontage</u>	50 ft	All lots : > 50 sqft
<u>Front Yard</u>	55 ft from road center or 30 ft property line	All lots : > 55 sqft
<u>Side Yard</u>	10 ft.	All lots : > 10 sqft
<u>Rear Yard</u>	20 ft.	All lots : > 20 sqft