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Planning &amp; Zoning Department

## Special / Conditional Use Application

## 5651 Old Wilkie Road Parcels

We have completed the purchase of the current property 5651 Old Wilkie Road in a transaction dated 12/20/2024. A copy of the Warranty Deed is attached to this application as well as the HUD Statement.

The 4.55 acre is currently divided into three large lots (parcels 10012 000028, 10012 000057 (current residence), 10012000056. We have a minor plat review application in process with all plan issues answered to reconfigure the current plat of the three parcels into four parcels. The current street addresses are: 5651 Old Wilkie, 5659 Old Wilkie and 5602 Burke Lane.

Due to the current V-C zoning we are now submitting the Conditional Use Request for the addition of the new fourth parcel. Each parcel will be a single family residence with confirmed soil analysis tests conducted by Kyle White (KW Soils) showing support for each new septic system for each parcel including the fourth new parcel. Systems to be designed by Harold Kilgore - Onsite Waste Water Consultants. Site plans for each of the three parcels will be provided when building permits are submitted.

The current residence will remain the same with an application to be submitted for the addition of a new inground pool. The current workshop adjacent to the home will be demolished.

The existing well house has been demolished and the well system capped by Lamar Murphy - Murphy Well Diggers.

Water services will be provided by Etowah Water Service. A receipt is attached showing the new service account for 5651 Old Wilkie. Additional meters will be purchased for the new residences once they are completed. Each parcel will contain one home, one driveway and one outdoor amenity - estimated impervious 6000 to 7000 sf per parcel. Current residence impervious approximately 12000 sf including 3000 sf detached workshop to be removed.