PROJECT INFORMATION:

CURRENT OWNER: ELIMECHEL ROSNER

PROJECT ADDRESS: 6700 AND 6702 YELLOW CREEK ROAD

MURRAYVILLE, GEORGIA 30564

TAX PARCEL ID: 11135-000001

11134-000001E

PARCEL SIZE: 11135-000001: 6.85 ACRES

11135-000001E: 40.29 ACRES

TOTAL: 47.14 ACRES

CURRENT ZONING: ٧-(PCD PROPOSED ZONING:

USE: SHORT TERM RENTAL / CAMPGROUND

GENERAL REGULATIONS PCD ZONE*:

FRONT YARD SETBACK: 30' SIDE YARD SETBACK*: 20' REAR YARD SETBACK*: 10' MINIMUM LANDSCAPED AREA: 20%

*RELEVANT HALL COUNTY, GA CODE OF ORDINANCES:

17.180.080 PLANNED COMMERCIAL DEVELOPMENT (PCD), B. 7. THE DEVELOPMENTAL CONTROLS FOR THE DISTRICT SHALL BE STATED (LOT COVERAGE, SETBACKS, BUILDING HEIGHTS, LOT SIZES, ETC.). IF STANDARDS ARE NOT SPECIFICALLY PROPOSED, THEN THE APPLICABLE STANDARDS IN THE SUBURBAN SHOPPING DISTRICT (S-S) SHALL APPLY.

17.240.070 - SETBACKS ADJACENT TO LAKE LANIER: MINIMUM SETBACK REQUIREMENT SHALL NOT APPLY TO SIDE OR REAR YARD PROPERTY LINES WHICH ADJOIN OR ABUT THE CORPS OF ENGINEERS PROPERTY LINE PROVIDED THAT THE SEWAGE TREATMENT SYSTEM IS LOCATED WHOLLY ON PRIVATE PROPERTY OR IS OTHERWISE PERMITTED BY COUNTY HEALTH DEPARTMENT.

KOONS ENVIRONMENTAL DESIGN inc.

B. 6700 AND 6702 YELLOW CREEK HALL COUNTY, GEORGIA ELIMELECH AND YA-ELLE ROSNER

PROJECT NO: DRAWN BY: LMS CHECKED BY: JHK SCALE: AS NOTED

ISSUANCE:

12/20/2024 RE-ZONING APPLICATION

SITE PLAN

SHEET NUMBER:

C2.00

EXISTING STRUCTURES: TOTAL IMPERVIOUS SURFACE: 33,874 SF (0.77 AC)

PERVIOUS SURFACE

LANDSCAPE, UNDEVELOPED LAND: 2.019.877 SF (46.37 AC) TOTAL PERVIOUS SURFACE: 2,019,877 SF (46.37 AC)

EXISTING STRUCTURES: PROPOSED STRUCTURES: TOTAL IMPERVIOUS SURFACE:

PERVIOUS SURFACE

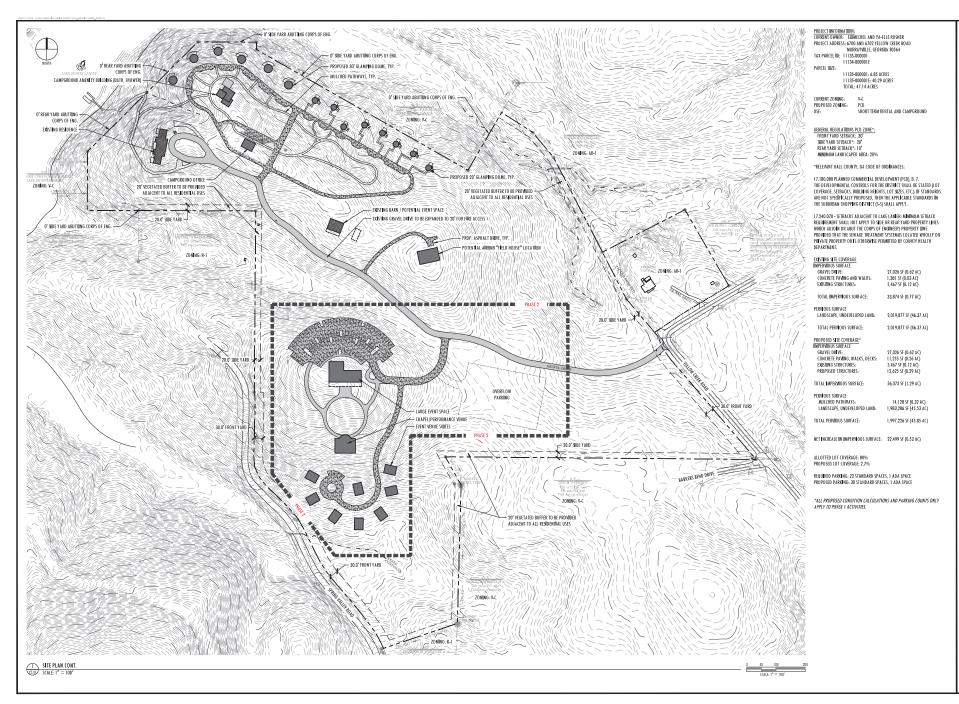
56,373 SF (1.29 AC) MULCHED PATHWAYS: 14,128 SF (0.32 AC) LANDSCAPE, UNDEVELOPED LAND: 1,983,286 SF (45.53 AC) TOTAL PERVIOUS SURFACE: 1,997,226 SF (45.85 AC)

12,625 SF (0.29 AC)

PROPOSED LOT COVERAGE: 2.7%

REQUIRED PARKING: 22 STANDARD SPACES, 1 ADA SPACE PROPOSED PARKING: 30 STANDARD SPACES, 1 ADA SPACE

*ALL PROPOSED CONDITION CALCULATIONS AND PARKING COUNTS ONLY APPLY TO PHASE 1 ACTIVITIES.



KOONS
ENVIRONMENTAL
DESIGN inc.

675 Falsaks Street
Suite 2000
10hms, fo 38601

A1

8

ELIMELECH ROSNER
6700 AND 6702 YELLOW CREEK I
HALL COUNTY, GEORGIA

PROJECT NO: DRAWN BY: LMS CHECKED BY: JHK SCALE: AS NOTED

ISSUANCE:

DATE: 01/--/2025 RE-ZONING APPLICATION

SHEET THTLE:

CONT.

SHEET NUMBER:

C2.01