



1 SITE PLAN
SCALE: 1" = 300'

EXISTING SITE COVERAGE

IMPERVIOUS SURFACE	
GRAVEL DRIVE:	27,026 SF (0.62 AC)
CONCRETE PAVING AND WALKS:	1,381 SF (0.03 AC)
EXISTING STRUCTURES:	5,467 SF (0.12 AC)
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)

PROPOSED SITE COVERAGE*

IMPERVIOUS SURFACE	
GRAVEL DRIVE:	27,026 SF (0.62 AC)
CONCRETE PAVING, WALKS, DECKS:	11,255 SF (0.26 AC)
EXISTING STRUCTURES:	5,467 SF (0.12 AC)
PROPOSED STRUCTURES:	12,625 SF (0.29 AC)
TOTAL IMPERVIOUS SURFACE:	56,373 SF (1.29 AC)

PERVIOUS SURFACE

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)

NET INCREASE IN IMPERVIOUS SURFACE: 22,499 SF (0.52 AC)

ALLOTTED LOT COVERAGE: 80%
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.

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: V-C
PROPOSED ZONING: PCD
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.

475 Palmetto Street
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ph. 770-353-3838

SEAL:

TITLE:

ELIMECHEL AND YA-ELLE ROSNER
6700 AND 6702 YELLOW CREEK RD.
HALL COUNTY, GEORGIA

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

ISSUANCE:
DATE:
12/20/2024 RE-ZONING
APPLICATION

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2.00

RE-ZONING PACKAGE - NOT FOR CONSTRUCTION

