

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF FLOWERY BRANCH'S
ANNEXATION OF THE PROPERTIES OF CD, II PROPERTIES, LLC
KNOWN AS HALL COUNTY TAX PARCELS 15046 000008 AND 15046 000008B**

WHEREAS, Hall County has received a notice of filing with the City of Flowery Branch of a petition for annexation of the properties of CD, II Properties, LLC located at 4651 Hog Mountain Road, Flowery Branch, Georgia 30542, and 4665 Hog Mountain Road, Flowery Branch, Georgia 30542, and bearing Hall County Tax Parcel Numbers 15046 000008 and 15046 000008B, respectively, (the "Subject Properties"); and

WHEREAS, the annexation petition seeks to rezone the Subject Properties from Hall County's designation of Agricultural-Residential 1 (AR-1) and Residential 1 (R-1) to the City of Flowery Branch's designation of Traditional Neighborhood Development (TND); and

WHEREAS, the proposed annexation and rezoning of the Subject Properties, constituting approximately 19.398 ± acres, for the development of a one-hundred-and-sixteen (116) unit townhome community on the Subject Properties, represents a substantially more intense and significantly different use of the properties than allowed by Hall County's existing agricultural and residential zoning of the properties; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Properties as a high-density townhome community would cause a substantial increase in the intensity of the allowable use of the Subject Properties; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Properties as a high-density townhome community would cause a dramatic deviation from the current low to moderate density of development in the immediate area; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Properties as a high-density townhome community would create a significant increase in the demand on local infrastructure; and

WHEREAS, the proposed annexation and rezoning of the Subject Properties would result in the property located at 4675 Hog Mountain Road, Flowery Branch, Georgia 30542, known as Hall County Tax Parcel 15046 000009A, becoming an unincorporated island in violation of Georgia law under O.C.G.A. § 36-36-4(a)(1); and

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning request, and the Board has determined that annexation, rezoning, and the

proposed use of the Subject Properties as a high-density townhome community is not in the best interest of the residents of Hall County; and

WHEREAS, the Official Code of Georgia Annotated provides a procedure for resolving annexation disputes under O.C.G.A. § 36-36-110 et seq.; and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process through its objection to this annexation and rezoning request;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Flowery Branch's annexation and rezoning of Hall County Tax Parcels 15046 000008 and 15046 000008B, as requested by the applicant, Rochester | DCCM, and the properties' owner, CD, II Properties, LLC. This objection is based upon a material increase in burden on Hall County's infrastructure demands, an increase in density in the local area, and a significant deviation from the current use of the Subject Properties directly related to the proposed change in zoning and land use.

Based upon the information presented in the application for annexation provided to Hall County, the County specifically objects to the proposed change in zoning and land use that would result from the annexation as follows:

The application for annexation of the Subject Properties, approximately 19.398 ± acres, describes a rezoning from Hall County's Agricultural-Residential 1 (AR-1) and Residential 1 (R-1) districts to the City of Flowery Branch's Traditional Neighborhood Development (TND) district for the development of a one-hundred-and-sixteen (116) attached unit townhome community comprised of twenty-one (21) buildings. Hall County attaches Flowery Branch's Notification of Intent to Annex and Rezone, the annexation application, and the supporting documents served upon Hall County. *See Exhibit A.* The Subject Properties are bordered on the north by Hall County's R-1 and Highway Business districts; on the south by Hall County's R-1 and Planned Residential Development zoning; on the east by Hall County's AR-1, R-1 and Planned Residential Development districts; and on the west by Hall County's R-1 and Planned Residential Development districts and the City of Flowery Branch's Highway Business district.

The proposed high-density townhome community to be developed on the Subject Properties would directly contrast with the surrounding and existing uses permitted by Hall County. The County's existing AR-1 and R-1 zoning of the properties permits detached single-family dwelling units for agricultural or residential uses at a low density (approximately 1 to 1.2 units per acre), as shown in Sections 3.2 and 4.3 of Hall County's Uniform Development Code, Appendix A of the Official Code of Hall County. *See Exhibit B.* The County's current recommended density for the Subject Properties of 1 to 1.2 dwelling units per acre would be drastically increased by the proposed annexation and rezoning of the properties to the City of Flowery Branch's TND district, which would allow a maximum of six-and-a-half (6.5) units per acre as shown in Article 7 of Flowery Branch's Zoning Ordinance, Appendix C of the

City's Code of Ordinances. *See* Exhibit C. Per the site plan provided by the applicant, Rochester | DCCM, the proposed high-density townhome community would feature a density average of 6 units per acre. Construction of the proposed development, therefore, would be out of character with the Subject Properties' immediate neighbors and would interfere with the existing landowners' quiet enjoyment of their properties through overcrowding and by upsetting their expectation of a lower density usage in the area. Further, the rise in density would result in substantially increased traffic on local roads in the immediate vicinity of the Subject Properties. The applicant has not proposed any road improvements that would sufficiently ameliorate the increase in traffic volume and the related infrastructure costs associated with increased road congestion. Thus, the proposed change in zoning and land use contained in the application for annexation would create a large material increase in burden upon Hall County directly related to the proposed change in zoning and land use. (Hall County notes that the City of Flowery Branch currently has two other properties along Hog Mountain Road neighboring the Subject Properties for which it has accepted annexation applications that would allow for the creation of additional high-density residential developments that will further increase the burden on Hall County's infrastructure needs. *See* Exhibit D. Hall County is also objecting to those other proposed annexations through separate resolutions.)

Additionally, the proposed change in zoning and land use as described in the application for annexation of the Subject Properties would result in a substantial increase in the intensity of the allowable uses of the properties as well as a change to significantly different allowable uses. An aerial photograph of the area immediately surrounding the proposed annexation shows that there are no high-density residential subdivisions near the Subject Properties. *See* Exhibit E. A review of the City of Flowery Branch's zoning ordinance for TND shows more permitted uses with a higher density than that allowed by Hall County's current zoning of the Subject Properties. These alternative uses provide for more intense uses of the Subject Properties than intended by Hall County and would allow for significantly different uses of the properties than currently allowed; moreover, there is nothing to prevent the Subject Properties from being converted to these other uses in the future following its annexation and rezoning.

Finally, the proposed annexation of the Subject Properties would result in the property located at 4675 Hog Mountain Road, Flowery Branch, Georgia 30542, known as Hall County Tax Parcel 15046 000009A, becoming an unincorporated island in violation of Georgia law under O.C.G.A. § 36-36-4(a)(1). *See* Exhibit F. This problem would be further compounded should the City of Flowery Branch annex and rezone the property located at 4560 Hog Mountain Road, Flowery Branch, Georgia 30542, known as Hall County Tax Parcel 08097 000005, which the County is also objecting to, as Hall County Tax Parcels 08096 000008, 08096 000014, and 08096 000015 would also become an unincorporated island of properties together with 15046 000009A.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petition of Rochester | DCCM, and CD, II Properties, LLC, regarding Hall County Tax Parcels 15046 000008 and 15046 000008B this the 22nd day of May, 2025.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney



April 21st, 2025

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504
c/o Jennifer Rivera, Commission Clerk

Re: Notification of Intent to Annex, Rezone and apply Variances to Land Located in Hall County

Honorable Members of the Hall County Board of Commissioners:

Please be advised that the City of Flowery Branch, Georgia, by the authority vested in the Mayor and City Council of Flowery Branch, Georgia, by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within thirty (30) business days of acceptance of a complete application for annexation by the City of Flowery Branch, in accordance with O.C.G.A. § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A. § 36-36-111.

The properties to be annexed, rezoned, and variances applied are shown on the enclosed map and are described as follows:

4651 and 4665 Hog Mountain Road, tax parcel identification numbers 15406 000008 and 15046 000008B

Pursuant to O.C.G.A. § 36-36-111, a complete copy of the annexation, rezoning, and variance applications are also enclosed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the Mayor and City Council of the City of Flowery Branch, in writing and by certified mail, return receipt requested, or statutory overnight delivery, return receipt requested, of any county facilities or property located within the properties to be annexed, within five (5) business days of receipt of this letter.



Hall County Board of Commissioners
Consideration of Annexation, Rezoning and Variances
April 21st, 2025

Page 2 of 2

Pursuant to O.C.G.A § 36-66-4 a public hearing on zoning of the property to be considered for annexation, rezoning and variances as Flowery Branch TND (Traditional Neighborhood Development) will be held on Thursday, June 5th, 2025, at 6:00 PM in the City of Flowery Branch City Council Chamber located at 5410 Pine Street, Flowery Branch, GA 30542. If the county has a valid objection under O.C.G.A § 36-36-113, in accordance with the objection and resolution process, you must notify the city governing authority within forty-five (45) calendar days of receipt of this notice. Such notice of objection must be made by verifiable delivery and include documentation of the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection.

Sincerely,
Chris McCrary
Director of Planning and Community Development
City of Flowery Branch
cmccrary@flowerybranchga.org
CM/

Enclosures: Survey of property to be considered for Annexation, Rezoning, and Variance
Annexation, Rezoning, and Variance Applications



ANNEXATION APPLICATION

Date: _____

Address of Request:

4651 & 4665 Hog Mountain Road, Flowery Branch, GA 30542

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature

Applicant Information

Name: Rochester | DCCM

Address: 425 Oak St., Gainesville, GA 30501

E-mail address: bdunckel@dccm.com

Phone number: 678-450-5175

Signature: Bradley Dunckel

Notary Seal:



Patricia A. Millard



Property owner information (if different than the applicant)

Property owner (please print): CD II Properties, LLC

Address: P.O. Box 99, Demorest, GA 30535

E-mail address: _____

Phone number: _____

Signature: _____

Notary Seal: _____

Property Information

Tax Map Number: 15406 000008 & 15046 000008B

Current Zoning: R-1 & AR-1 (Hall County) Total Acres: 19.398

Is this property located within the city-limits of Flowery Branch? No

Proposed City of Flowery Branch Zoning: TND

Current Use: Vacant

Please complete the attached Rezoning Completeness Checklist and attach all supplementary required documents listed therein to this application. Completeness Checklists can also be found on the website, www.flowerybranchga.org, under the "Forms" section.



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request
None to the best of our knowledge

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request
None to the best of our knowledge

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request
None to the best of our knowledge

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

NONE



REZONING APPLICATION

Date: _____

Address of Request:

4651 & 4665 Hog Mountain Road, Flowery Branch, GA 30542

Tax Map # 15046 000008 & 15046 000008B Current Zoning: R-1 & AR-1

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? No

Applicant Information

Name: Rochester | DCCM

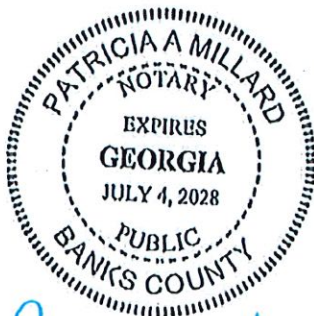
Address: 425 Oak St., Gainesville, GA 30501

E-mail address: bdunckel@dccm.com

Phone number: 678-450-5175

Signature: Bradley Dunckel

Notary Seal:



Patricia A. Millard



Property owner information (if different than the applicant)

Property owner (please print): CD II Properties, LLC

Address: P.O. Box 99, Demorest, GA 30535

E-mail address: _____

Phone number: _____

Signature: _____

Notary Seal: _____

Property Information

Tax Map Number: 15406 000008 & 15046 000008B

Current Zoning: R-1 & AR-1 (Hall County) Total Acres: 19.398

Is this property located within the city-limits of Flowery Branch? No

Proposed City of Flowery Branch Zoning: TND

Current Use: Vacant

Please complete the attached Rezoning Completeness Checklist and attach all supplementary required documents listed therein to this application. Completeness Checklists can also be found on the website, www.flowerybranchga.org, under the "Forms" section.



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request
None to the best of our knowledge

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request
None to the best of our knowledge

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request
None to the best of our knowledge

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
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NONE	



VARIANCE APPLICATION

Address of Request:

4651 & 4665 Hog Mountain Road, Flowery Branch, GA 30542

Type of Variance Requested

Complete requirements for variances can be found in the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37;

Please verify all the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37, section 37.5 are being met.

Explain below:

1. Variance from Section 12.6.p.1 to reduce the width and length of the usable covered porch, on a rear-loaded townhome, from 6' x 24' to 4' x 7.5'.

2. Variance from Section 1022 to allow for dead end streets that meet the criteria of IFC 503.2.5 in lieu of cul-de-sacs.

Applicant: Rochester | DCCM

Address: 425 Oak St., Gainesville, GA 30501

E-mail address: bdunckel@dccm.com

Phone number: 678-450-5175

Signature: Bradley Dunckel

Notary Seal:



Property owner information (if different than the applicant)

Property owner (please print): CD II Properties, LLC

Address: P.O. Box 99, Demorest, GA 30532

E-mail address: _____

Phone number: _____

Signature: _____

Notary Seal:

Please complete the attached Variance Completeness Checklist and attach all supplementary required documents listed therein to this application. Completeness Checklists can also be found on the website, www.flowerybranchga.org, under the "Forms" section.

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None



Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

Disclosure of Campaign Contributions

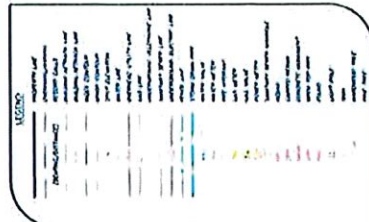
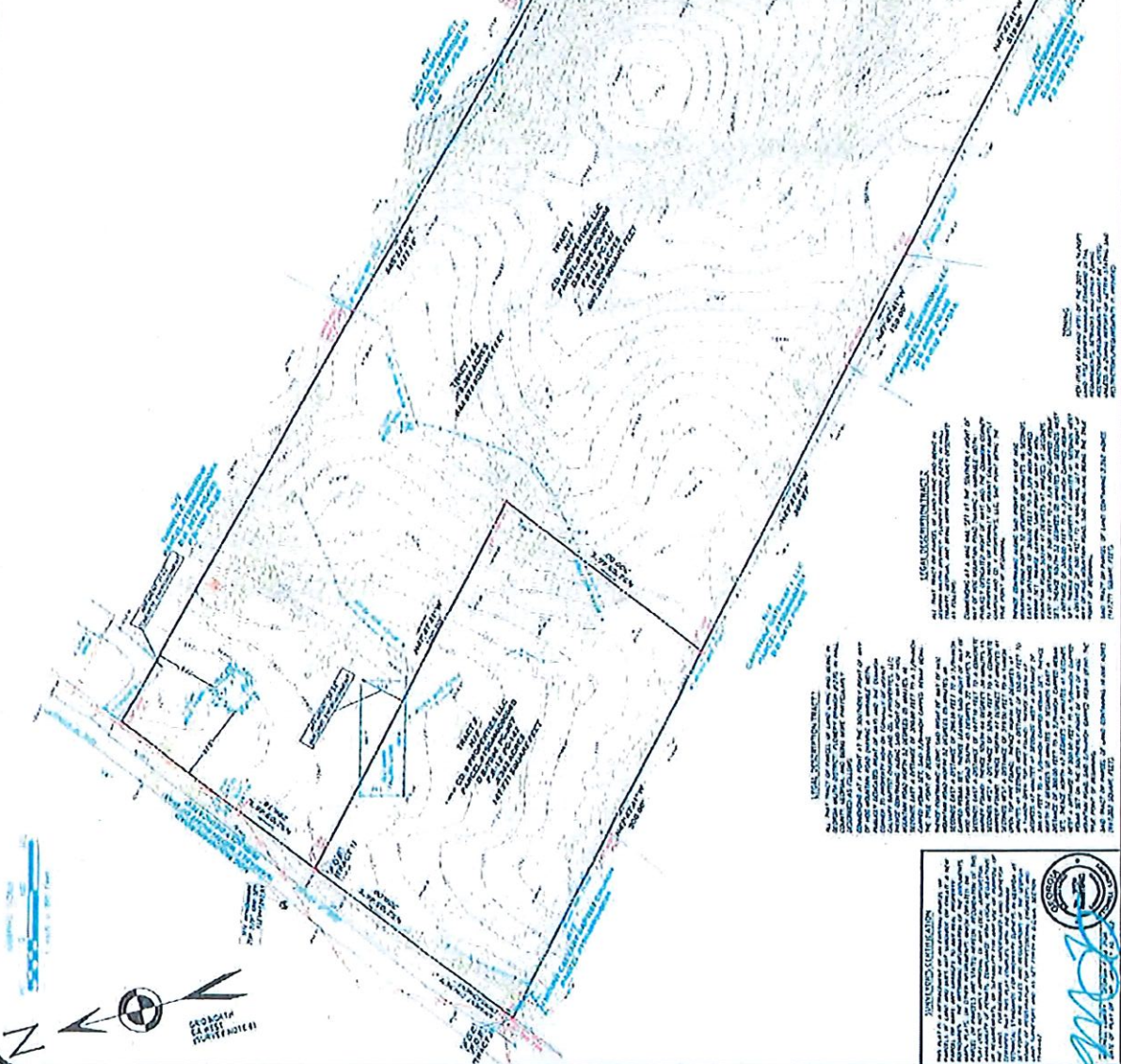
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Elected Officials Name

Amount of Description of Gift

N/A

None

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NORTHWEST'S COUNCILMAN



Sec. 3.2. - Agricultural Residential 1 (AR-1)

3.2.1. Intent

To provide for locations within the county to be developed and reserved for agricultural, residential, and compatible commercial or recreational purposes.

3.2.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2 (Allowed Use Table).

3.2.3. Dimensional Standards

See Table 3.2.1 for district standards and Sec. 2.1 (Measurements and Exceptions) for additional requirements.

Table 3.2.1. AR-1 Dimensional Standards

Site	
Density:	1 dwelling per lot
Site coverage:	35% max.
Lots	
Lot area: (note 1)	43,560 sq. ft. min. when serviced by public water 65,340 sq. ft. min. otherwise
Lot frontage (regular street, cul-de-sac):	50 ft. min.
Lot width (curved street):	See 2.1.3.E.
Yards	
Front yard:	40 ft. min. or average per Sec. 2.1.4.C.
Side yard:	15 ft. min.
Rear yard:	25 ft. min.

EXHIBIT B

Building Height	
Maximum:	50 feet
Table Notes: 1. Lots of record as of December 9, 1991, 2 acres in size or less which are serviced by public water and a private septic system may be subdivided into lots at least 30,000 square feet in area through the minor subdivision process.	

3.2.4. Overlay Compliance

See [Article 6](#) (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

3.2.5. Other Standards

See [Article 2](#) (Rules Common to All Districts), [Article 7](#) (Use Provisions) and [Article 8](#) (Site Development) for additional standards which may be applicable.

Sec. 4.3. - Residential 1 (R-1)

4.3.1. Intent

The R-1 district is to be utilized and reserved for low-density single-family residential and agricultural purposes on medium sized lots.

4.3.2. Uses

As defined in [Article 7](#) (Use Provisions), [Sec. 7.2](#) (Allowed Use Table).

4.3.3. Dimensional Standards

See Table 4.3.1 for district standards and [Sec. 2.1](#) (Measurements and Exceptions) for additional requirements.

Table 4.3.1. R-1 Dimensional Standards

Site	
Density:	1 dwelling per lot
Site coverage:	35% max.

Lots	
Lot area: (notes 1, 2)	21,780 sq. ft. min. when serviced by public sewer or private system 35,000 sq. ft. min. otherwise
Lot frontage (regular street, cul-de-sac):	50 ft. min.
Lot width:	See Sec. 2.1.3.E.
Yards	
Front yard:	30 ft. min. or average per Sec. 2.1.4.C.
Side yard:	10 ft. min.
Rear yard:	20 ft. min.
Building Height	
Maximum:	50 feet
<p>Table Notes:</p> <p>1. Health department requirements regarding minimum lot size and width may differ from these requirements and will prevail where they exceed these requirements.</p> <p>2. Lots of record as of December 1, 1991, 2 acres in size or less which are serviced by public water and a private septic system may be subdivided into lots at least 30,000 square feet in area through the minor subdivision process.</p>	

4.3.4. Overlay Compliance

See [Article 6](#) (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

4.3.5. Other Standards

See [Article 2](#) (Rules Common to All Districts) and [Article 7](#) (Use Provisions) and [Article 8](#) (Site Development) for additional standards which may be applicable.

ARTICLE 7. - TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

Footnotes:

--- (5) ---

Editor's note— Ord. No. 348-16, § 1 (Exh. A), adopted July 19, 2018, repealed former Art. 7, §§ 7.1—7.5, and enacted a new Art. 7 as set out herein. Former Art. 7 pertained to similar subject matter and derived from Ord. No. 348-11, § 10, 11-18-2010.

Sec. 7.1. - Purpose and Description.

This zoning district is intended to provide for neighborhoods that are designed according to the principles of "new urbanism" with a grid or modified-grid street network, pedestrian scale and orientation, shallow front yards, relatively narrow local streets planted with shade trees and provided with wide sidewalks, and with automobile garages located to the rear or side of residential lots. TND districts are further distinguished from conventional suburban subdivision developments in their provision of public greens or common areas, when new neighborhoods are created.

(Ord. No. 348-16, § 1 (Exh. A), 7-19-2018; Ord. No. 657, § 1(Exh. A), 12-16-2021)

Sec. 7.2. - Character.

Development within this district consists mostly of residential neighborhoods in a rectangular or square block, lot, and street pattern.

(Ord. No. 348-16, § 1 (Exh. A), 7-19-2018; Ord. No. 657, § 1(Exh. A), 12-16-2021)

Sec. 7.3. - Permitted and Conditional Uses.

Permitted and conditional uses shall be as provided in Table 7.1, "Permitted and Special Uses in Traditional Neighborhood Development Districts."

Table 7.1
Permitted and Conditional Uses in
Traditional Neighborhood Development Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

Use	TND
Accessory apartment, attached	C

EXHIBIT C

Accessory apartment, detached, above a garage in rear yard	P
Accessory building, structure, or use	P
Church, temple, synagogue, or place of worship, including specified accessory uses (see Sect. <u>14.3</u>) (Ord. 348-11)	X
Adaptive reuse of a detached single-family dwelling for a club or lodge, nonprofit, sponsored by a civic or similar organization	C
Club or lodge, nonprofit, sponsored by a civic or similar organization, other than adaptive reuse of a detached single-family dwelling (Ord. 348-11)	C
Community recreation	P
Conservation areas and passive recreational facilities	P
Dwelling, single-family detached, fee-simple	P
Dwellings, single-family detached, condominium	P
Dwelling, townhouse (single-family attached, fee-simple)	P
Dwelling, two-family (duplex)	X
Dwelling, multi-family (apartment, attached residential condominium)	X
Dwelling, located within a building containing a nonresidential principal use	C
Garden, non-commercial, accessory to single-family detached dwelling	P
Greenhouse, non-commercial, accessory to single-family detached dwelling	P

Guest house (accessory building/use)	P
Home occupation, including family day care home	P
Institutional residential living and care facility, serving no more than 17 persons	X
Live/work unit	C
Mixed use development, within a detached single-family dwelling (adaptive reuse)	C
Office, within a detached single-family dwelling (adaptive reuse)	P
Office, other than adaptive reuse of a detached single-family dwelling	C
Personal service establishment, within a detached single-family dwelling only (adaptive reuse)	C
Retail trade establishment, enclosed within a detached single-family dwelling only (adaptive reuse)	C
Public or semi-public use	P
School, private, elementary, middle, or high	C
School, public	P
School, special	C
Temporary use	P
Zero lot line housing	P

(Ord. No. 348-16, § 1 (Exh. A), 7-19-2018; Ord. No. 657, § 1(Exh. A), 12-16-2021)

Sec. 7.4. - Dimensional Requirements.

Dimensional requirements shall be as provided in Table 7.2, "Dimensional Requirements in Traditional Neighborhood Development Districts."

Table 7.2
Dimensional Requirements in Traditional Neighborhood Development Districts

Requirement (measurement unit)	TND
Maximum height (feet)	30
Maximum height (number of stories)	3
Maximum density (units per acre)	<u>6.5</u>
Minimum lot size for detached single-family dwelling (square feet)	6,700
Minimum lot size for other uses (square feet)	5,000
Minimum lot width (feet)	40
Minimum lot depth (feet)	80
Minimum heated floor area per dwelling unit (square feet)	1,200
Minimum front yard setback from lot line (feet)	0
Minimum side setback, interior lot line or corner lot, all principal buildings (feet)	5
Minimum rear setback, all principal buildings (feet)	25
Rear setback for an accessory building when abutting an alley	None
Minimum landscape strip required along right-of-ways for any nonresidential use if permitted (width in feet)	15

Maximum coverage of impervious surface (percent of lot)	45
Minimum landscaped open space, all principal uses except detached, single-family residential lots and townhomes (percent)	20

(Ord. No. 348-16, § 1 (Exh. A), 7-19-2018; Ord. No. 657, § 1(Exh. A), 12-16-2021)

Sec. 7.5. - Additional Development Requirements.

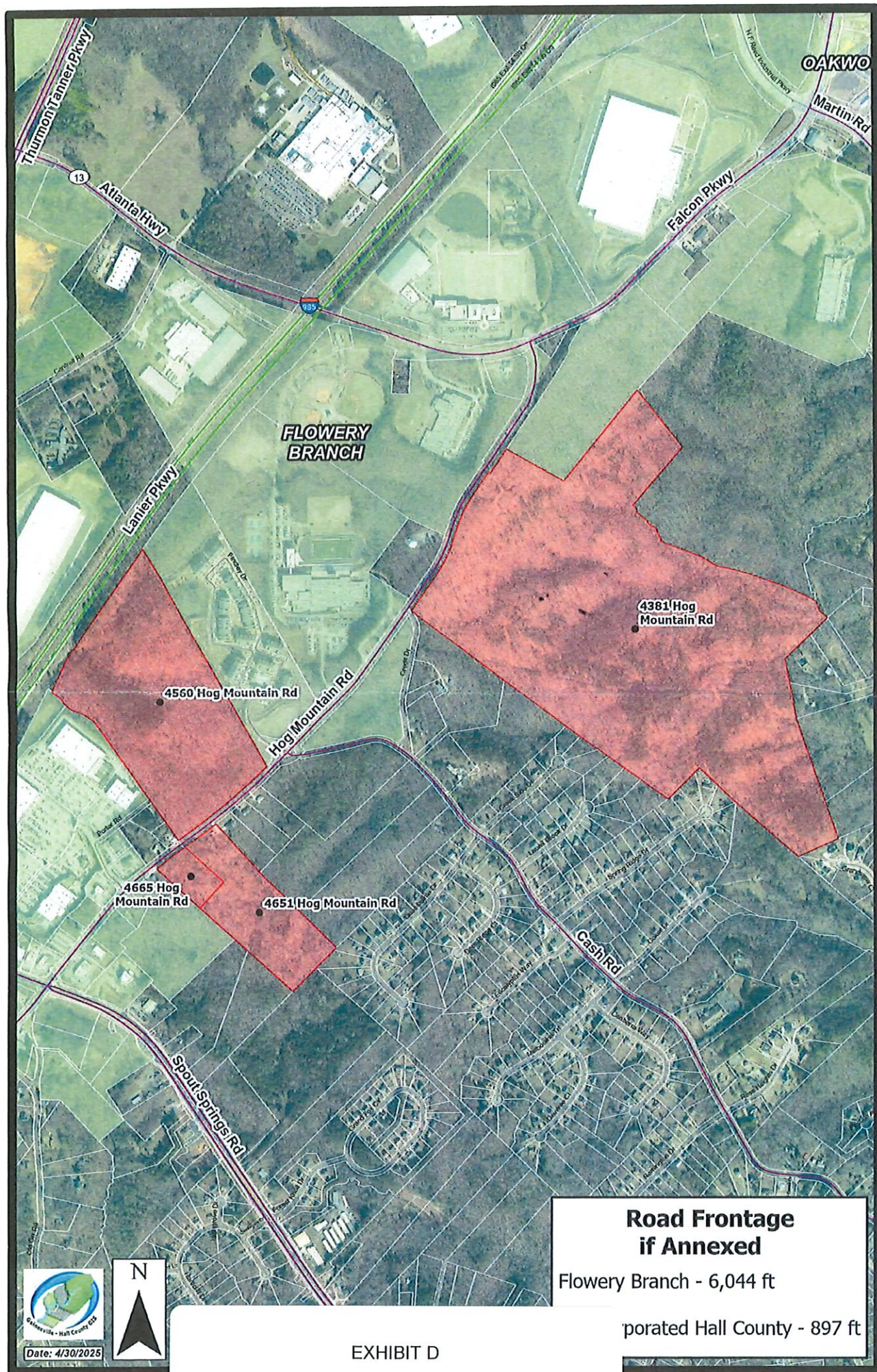
- (a) Maximum Block Width and Block Length. When a new subdivision is created within this district, the lots shall be designed in a grid-like pattern of blocks and interconnecting streets, where no new block created shall have a length or width exceeding 800 feet in length without an alley or intervening (mid-block) pedestrian footpaths.
- (b) Front Porches. Any new, detached dwelling shall have a front porch no less than sixteen feet in width as measured along the street frontage and no less than six feet in depth measured from the front property line to the interior of the lot.
- (c) On-site Parking. A two-car garage or carport located in the rear or side yard is required.

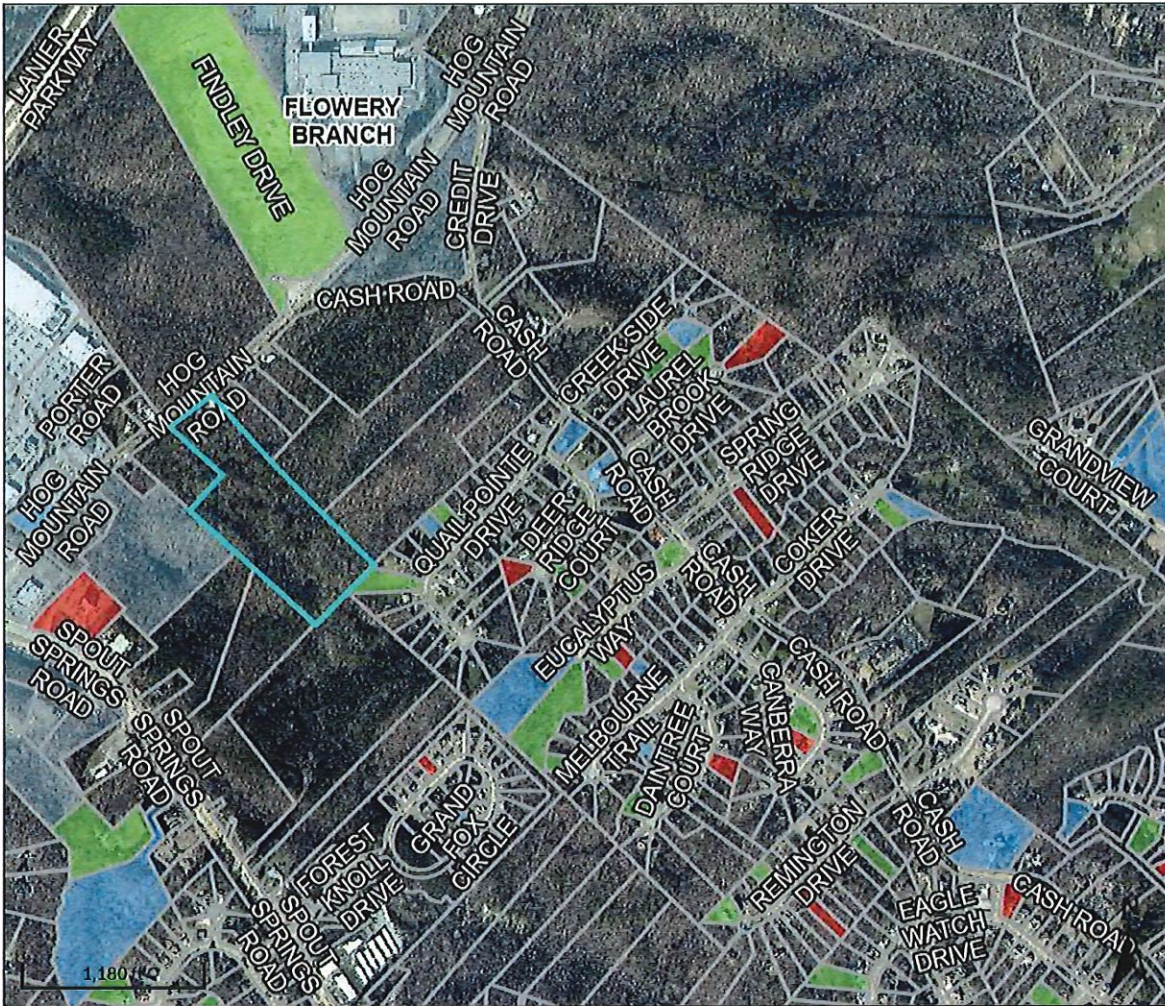
(Ord. No. 348-16, § 1 (Exh. A), 7-19-2018; Ord. No. 657, § 1(Exh. A), 12-16-2021)

Sec. 7.6. - Design Requirements.

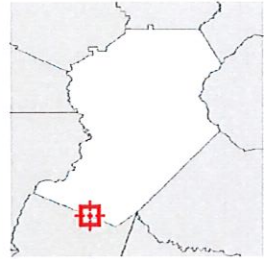
See Articles 10, 12 and 40 of this Zoning Ordinance. Where there are conflicting requirements between the articles cited herein and this Article 7, the requirements of Article 7 shall apply.

(Ord. No. 657, § 1(Exh. A), 12-16-2021)





Overview



Legend

-  Parcels
- Qualified Sales**
 -  2020
 -  2021
 -  2022
 -  2023
 -  2024
 -  2025
- Roads**
- Cities**
 -  BRASELTOWN
 -  BUFORD
 -  CLERMONT
 -  FLOWERY BRANCH
 -  GAINESVILLE
 -  GILLSVILLE
 -  LULA
 -  OAKWOOD
 -  RESTHAVEN

Parcel ID 15046 000008
 Class Code Agricultural
 Taxing District COUNTY
 Acres 17.75

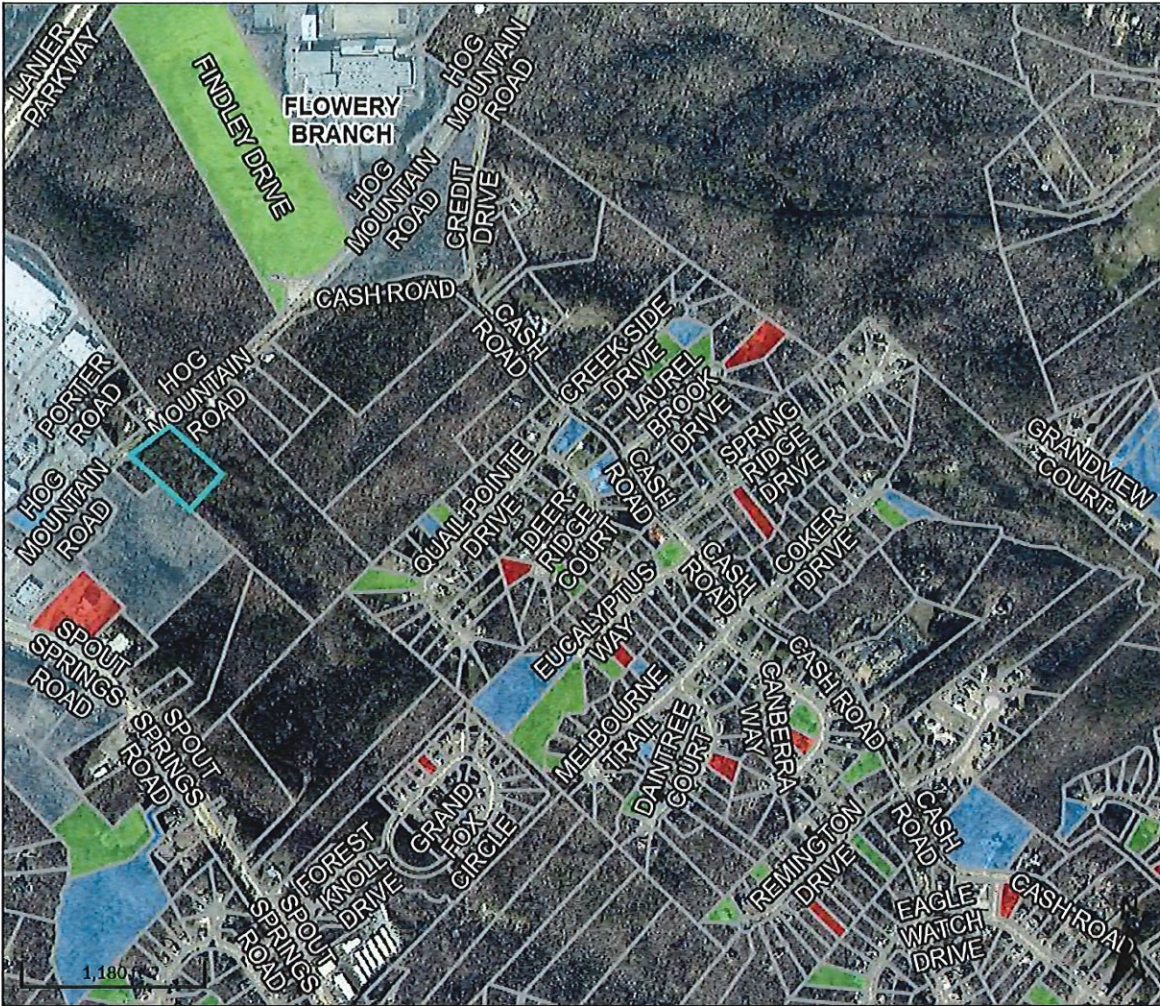
Owner CD, II PROPERTIES, LLC
 P O BOX 99
 DEMOREST, GA 30535
 Physical Address 4651 HOG MOUNTAIN RD
 Assessed Value Value \$315300

Last 2 Sales		Reason	Qual
Date	Price		
11/16/2012	\$311845	61	U
9/8/2010	0	23	U

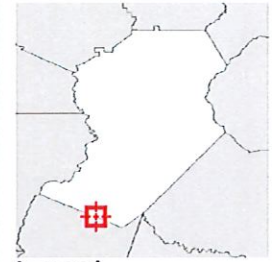
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Overview



Legend

-  Parcels
- Qualified Sales
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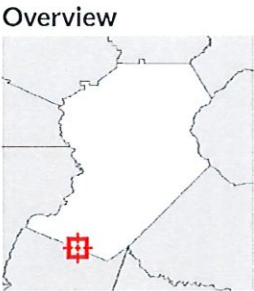
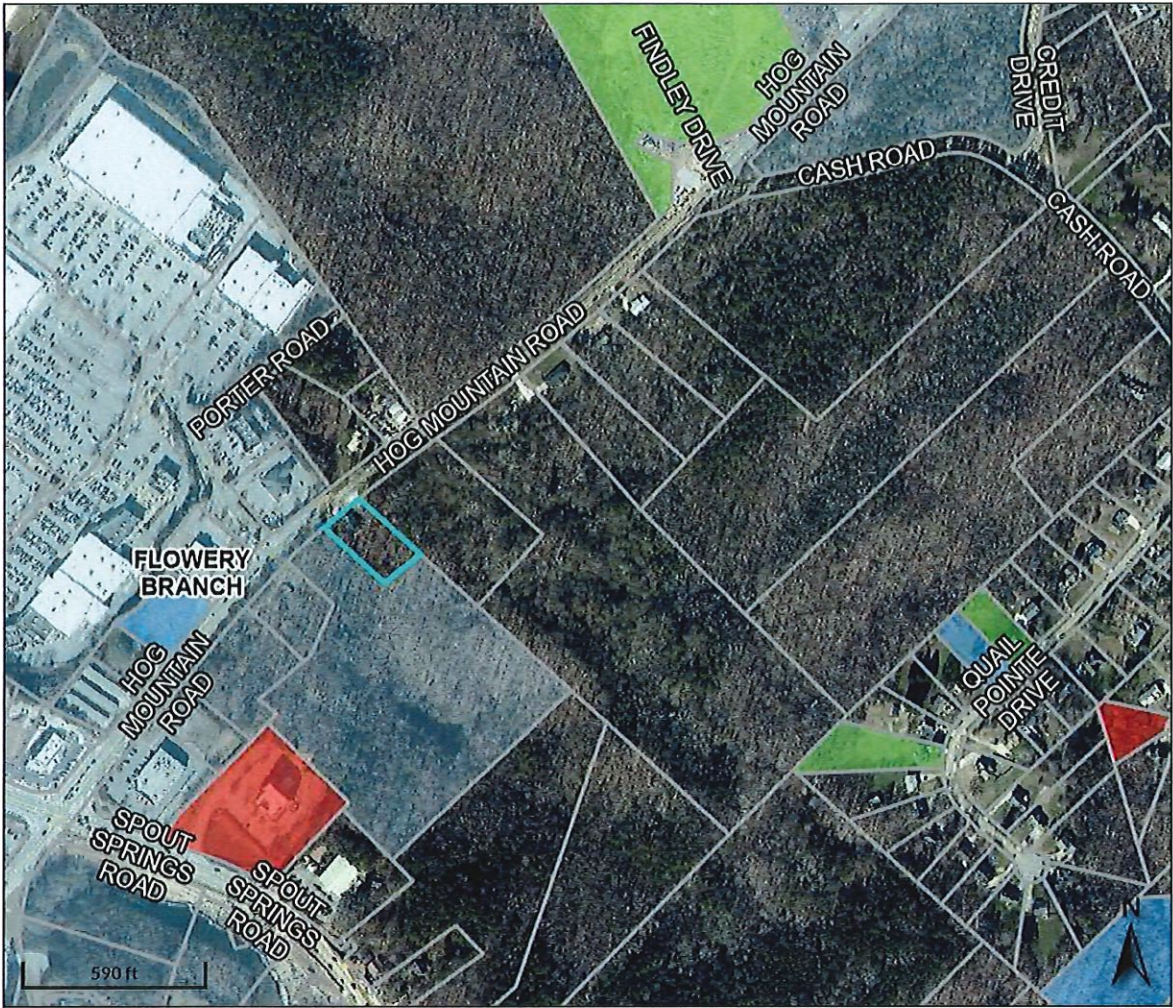
Parcel ID	15046 000008B	Owner	CD, II PROPERTIES, LLC	Last 2 Sales			
Class Code	Residential		P O BOX 99	Date	Price	Reason	Qual
Taxing District	COUNTY		DEMOREST, GA 30535	11/16/2012	\$62155	60	U
Acres	3.41	Physical Address	4665 HOG MOUNTAIN RD	9/8/2010	0	23	U
		Assessed Value	Value \$48300				

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Legend

☐ Parcels

Qualified Sales

- 2020
- 2021
- 2022
- 2023
- 2024
- 2025

Roads

Cities

- BRASELTON
- BUFORD
- CLERMONT
- FLOWERY BRANCH
- GAINESVILLE
- GILLSVILLE
- LULA
- OAKWOOD
- RESTHAVEN

Parcel ID	15046 000009A	Owner	MOUNT CALVARY BAPTIST CHURCH	Last 2 Sales			
Class Code	Exempt		4675 HOG MOUNTAIN RD	Date	Price	Reason	Qual
Taxing District	COUNTY		FLOWERY BRANCH, GA 30542	n/a	0	n/a	n/a
Acres	0.88	Physical Address	4675 HOG MOUNTAIN RD	n/a	0	n/a	n/a
		Assessed Value	Value \$115200				

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