


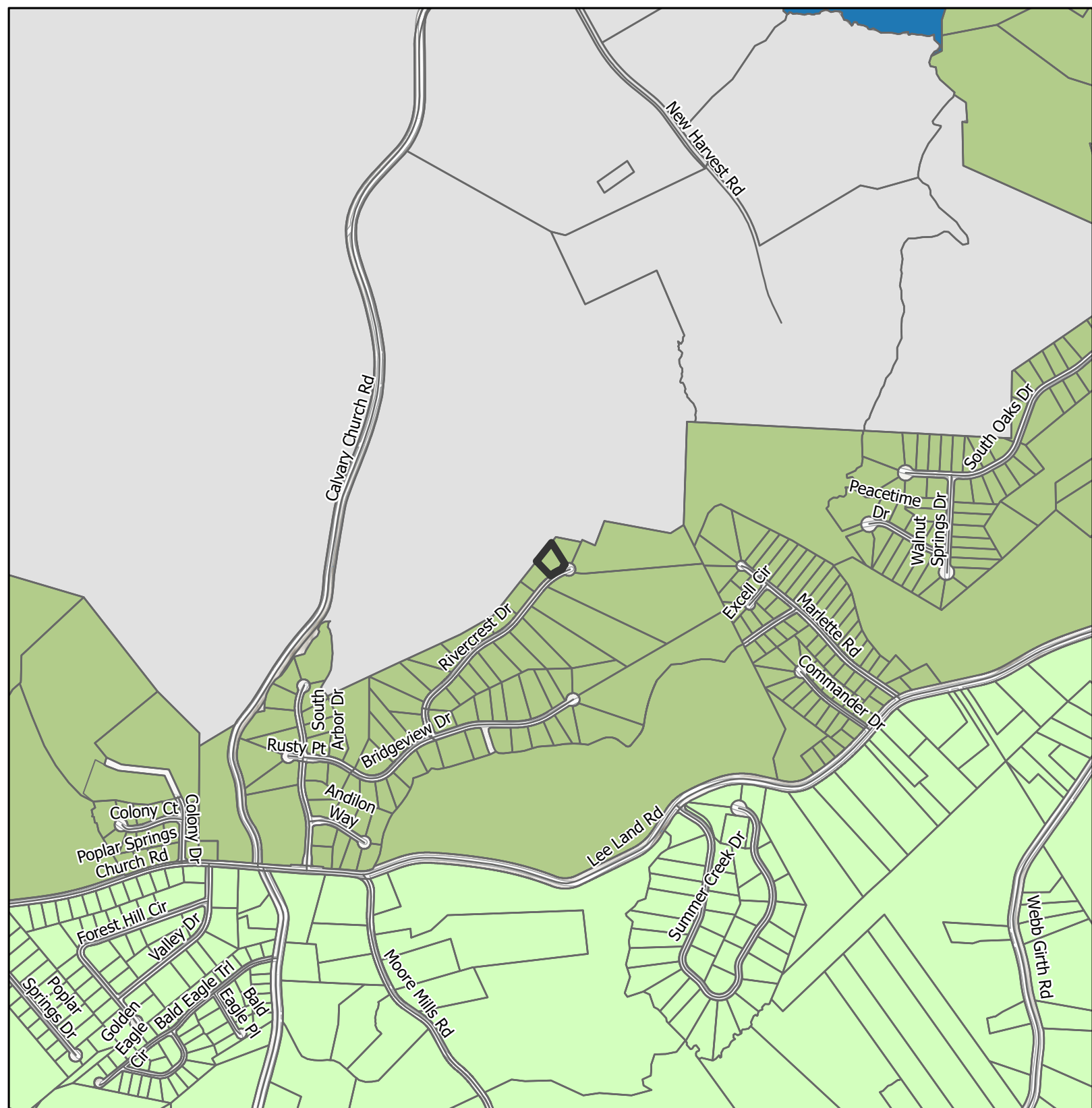


## Overview Map






-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas**
-  Atlanta, GA
-  Gainesville, GA

Applicant: James (Dustin) Slaton  
 Tax Parcel #: 15030E000005  
 Location: 2983 Rivercrest Drive  
 Commission District: 3



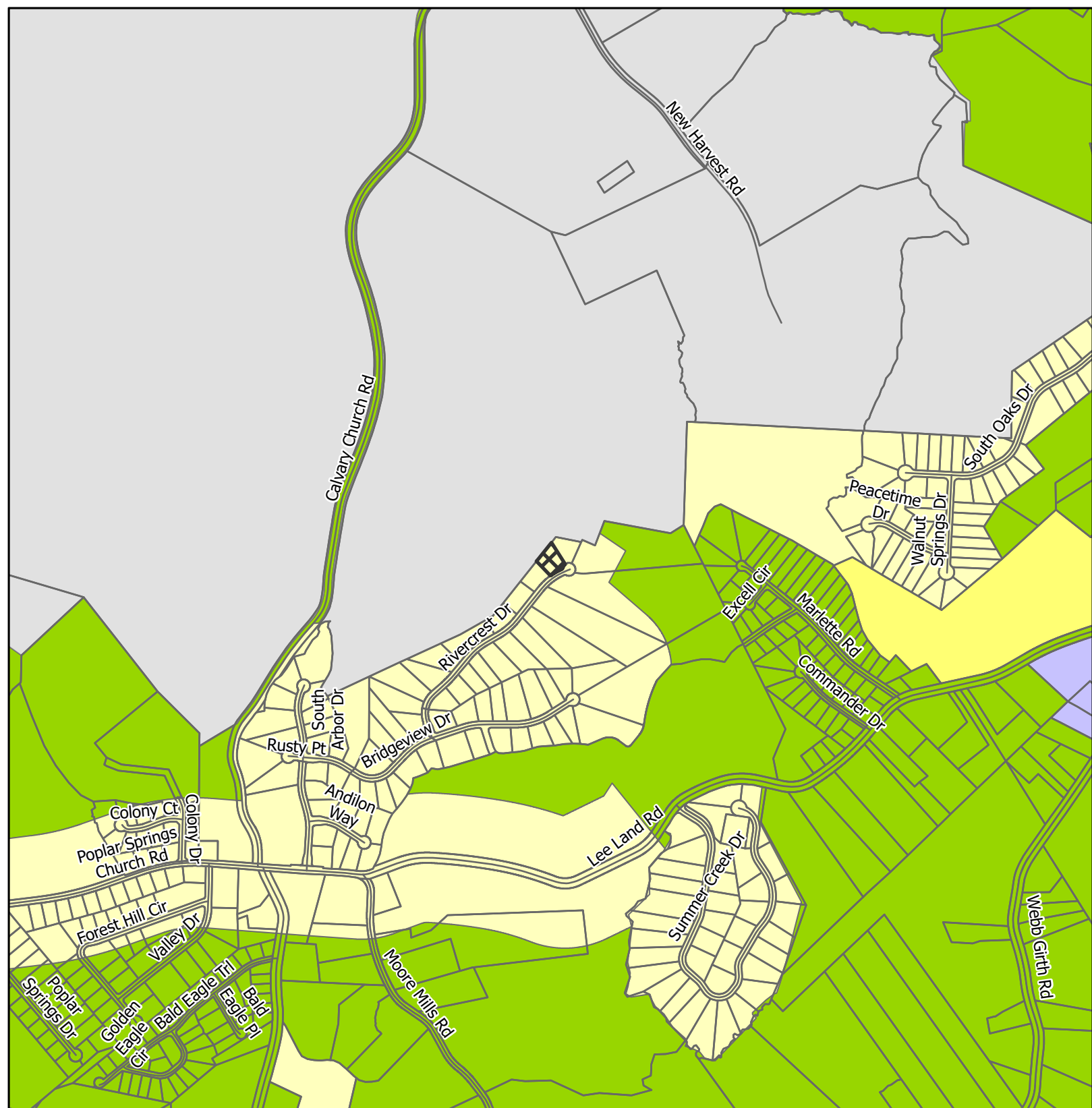


## Future Land Use Map


-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Suburban Neighborhood, Low-Density
-  Suburban Neighborhood, Medium-Density

Applicant: James (Dustin) Slaton  
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## Zoning Map

 Subject Area

 City Limits

### Zoning

 AR-1

 PID

 PRD

 R-1

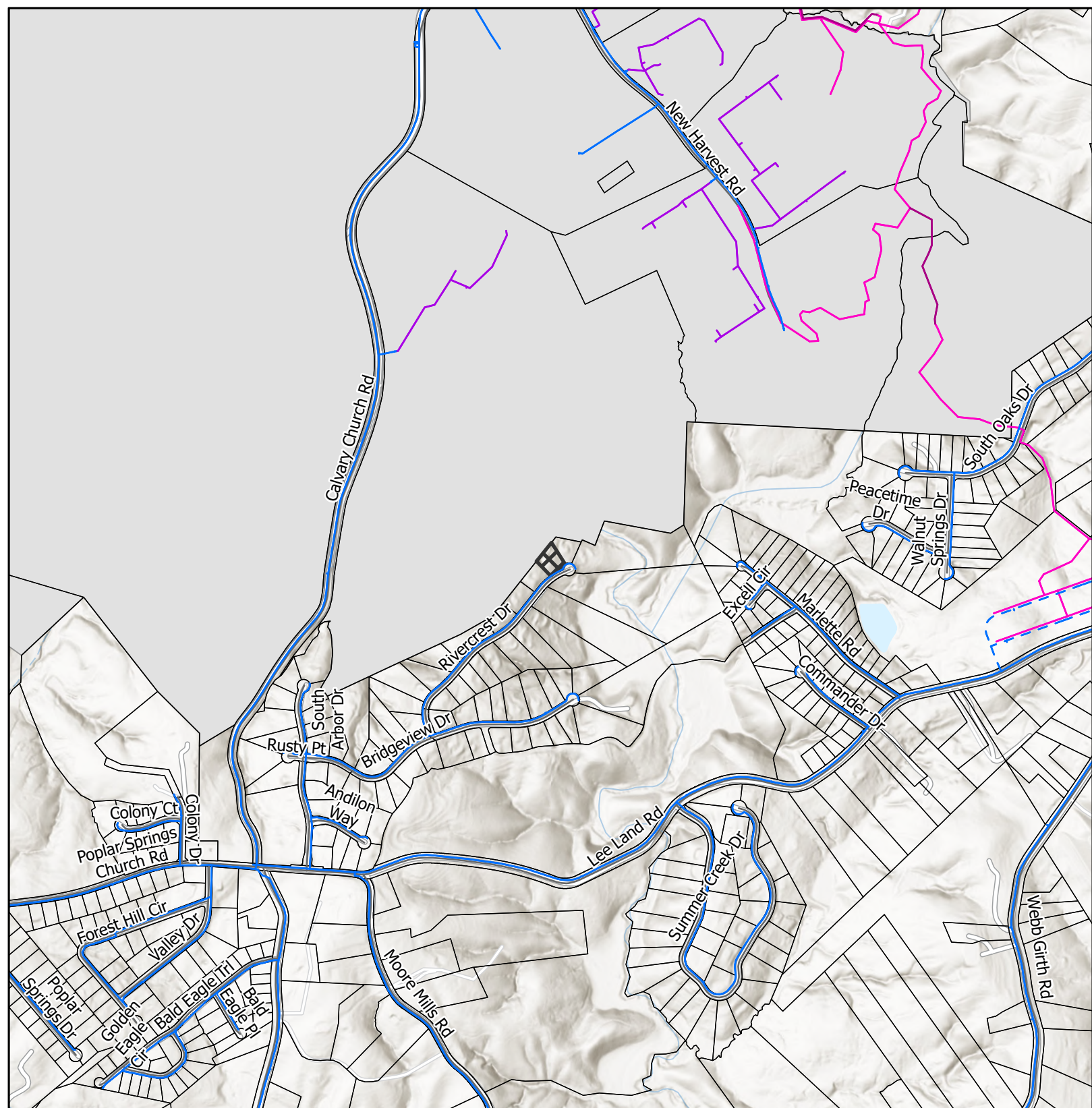
Applicant: James (Dustin) Slaton

Tax Parcel #: 15030E000005

Location: 2983 Rivercrest Drive

Commission District 3





## Utilities Map

- Private of Other System
- Waterline
- - - Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

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2-16

TAX PARCEL: 15036 153  
#2029 SW CALVARY CHURCH ROAD  
N/F HALL COUNTY BOARD OF EDUCATION  
DB 5044, PG 212  
PB 840, PG 165  
ZONED R-1-A

variance req'd  
for 5.1 feet

variance req'd  
for 4.6 feet

variance req'd  
for 2.2 feet

**LOT 33**  
#TAX PARCEL: 15030E 05  
#2987 RIVERCREST DRIVE  
N/F RONDA J. FLOYD  
DB 4958, PG 81  
PB 125, PG 53  
ZONED R-1

**LOT 32**  
#2983 RIVERCREST DRIVE  
TAX PARCEL: 15030E 05  
INCLUDES LOT 32 AND A  
PORTION OF LOT 31  
**0.667 ACRES**  
29,053 SF  
ZONED R-1

**LOT 31**  
#TAX PARCEL: 15030E 04  
#2977 RIVERCREST DRIVE  
N/F DAVID R. FINN &  
TAMMY J. FINN  
DB 8270, PG 1  
PB 125, PG 74  
ZONED R-1

L=32.43'  
R=50.00  
S34°07'22"W  
CH=31.86

50.0'  
RADIUS

L=17.45'  
R=20.00  
N40°32'37"E  
CH=16.90

L=98.17'  
R=484.96  
S49°44'32"W  
CH=98.00

Rivercrest Dr  
RIVER CREST DRIVE  
50' R/W

# Site Plan & Aerial Map

 Subject Area

Applicant: James (Dustin) Slaton  
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Commission District 3



Date Prepared: 3/17/2026