

NARRATIVE

Road Frontage and Setback Variance

0, 0 & 2378 Pine Circle, Gainesville, GA

Tax Parcels: 00116 002023, 00116 002005, 08005 000025

July 29, 2026

In association with the applications to allow a telecommunication tower on Tax Parcel 00116 002023, road frontage must be established for this landlocked parcel. A 25-foot-wide fee-simple access is proposed along the east side of Tax Parcels 08005 000025 and 00116 002005. Although rezoning the northern parcel to Suburban Shopping (S-S) and the would typically require a minimum road width of 100 feet, such a width is not reasonable in this case given that the property is proposed solely for use as a telecommunication tower. A 100-foot right-of-way would also negatively impact the existing residential use on Tax Parcel 08005 000025.

To create road frontage for the rear parcel, the front parcels—Tax Parcels 08005 000025 and 00116 002005—must be combined. The existing residence on Tax Parcel 08005 000025 has been in place since approximately 1975 and appears to encroach into the required 10-foot side yard setback. A setback variance would therefore be required to recognize this reduced setback before a reconfiguration plat for the three parcels can be approved. The garage adjacent to the residence is proposed to be removed.