

NARRATIVE

Rezoning & Road Frontage Variance
6820 Holly Springs Road, Clermont, GA
June 26, 2026

Current Zoning: Planned Commercial Farm District (PCFD)

Proposed Zoning: Agricultural Residential 1 (AR-1)

Proposed Use: Five single-family residential lots

The proposed use of the property is to subdivide the existing 7.159± acre tract into five lots for single-family residential development. The property is currently zoned PCFD, and the proposed subdivision is consistent with the residential and low-density land use character of the area. Four of the proposed lots will be one acre or larger, and the fifth lot will contain approximately 2.82 acres. The submitted survey illustrates the proposed lot layout and identifies the required building setbacks for each parcel. Each lot will be developed with one single-family residence.

All lots will be served by public water. Each residence will contain a minimum of 1,800 square feet of heated living area, and homes will be designed as quality single-family residences compatible with the surrounding neighborhood and the established character of the community.

All future home construction will occur within the approved building areas and will comply with all applicable zoning requirements, building codes, and permitting regulations.

In order to create 5 lots, a road frontage variance is requested for proposed Lot 5. Findings are provided in the Statement of Hardship for the variance application.