



SIGNED / SEALED

PREPARED FOR
A + R HOMES, LLC
3446 CORNELIA HWY
LULA, GA 30554

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MAGNOLIA STATION SD
HALL COUNTY, GEORGIA
LL 74.75,78.79,86 9TH DIST.

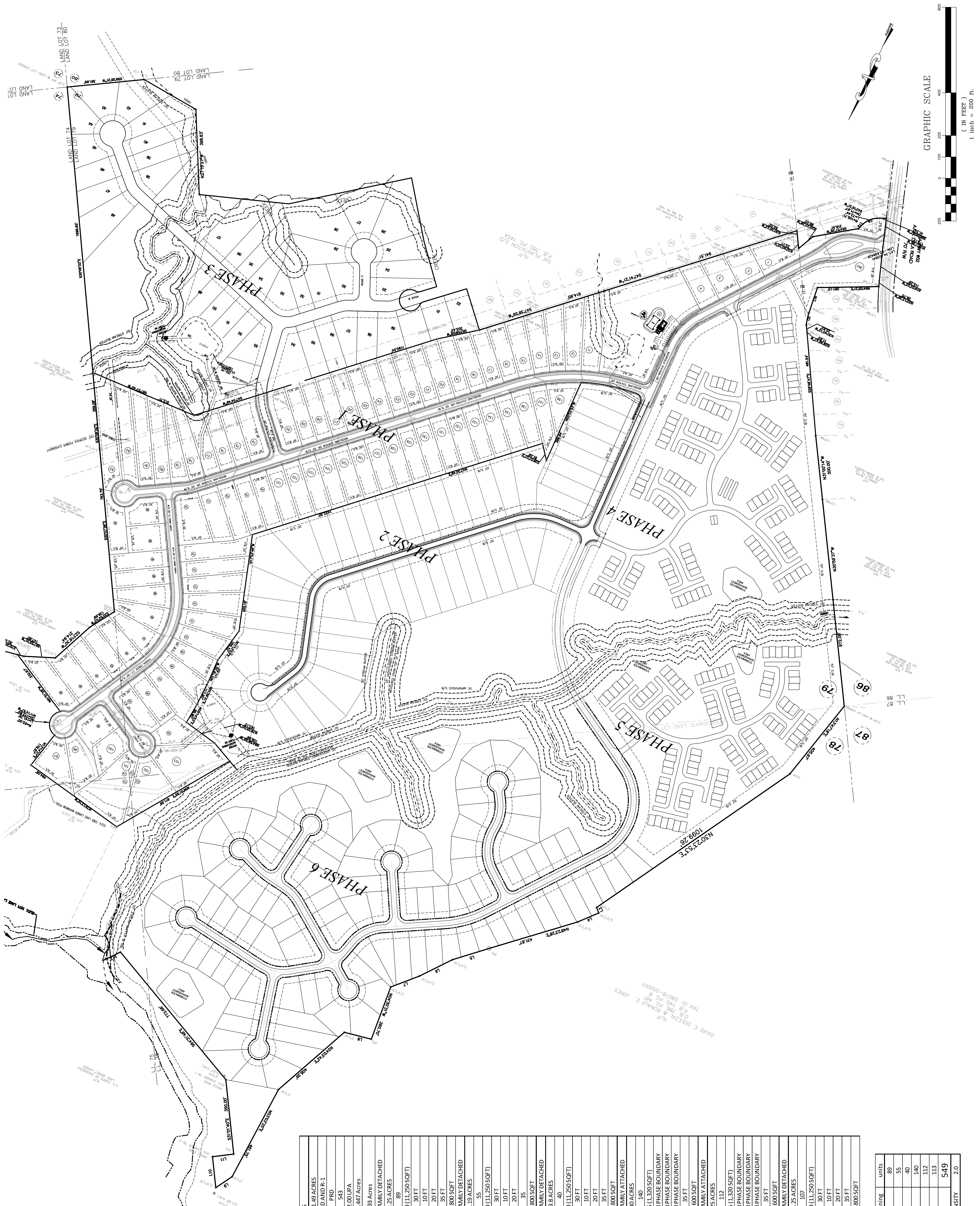
RIDGELINE
LAND PLANNING, INC.
196 BELLAIRE COURT WINDER, GA 30680
HOLT@RIDGELINELANDPLANNING.COM
PH: 678-618-2027

ZONING
CONCEPT

SHEET TITLE

NO	REVISION	DATE
1	UPDATED SITE DATA CHART	4/26/2021
2	UPDATED SITE DATA CHART	5/9/2021
3	UPDATED SITE DATA CHART	5/14/2021

DESIGNED BY: HHP	SCALE: 1" = 200'
DRAWN BY: HHP	
CHECKED BY: HHP	SHEET
DATE: 3/26/2021	JOB NO:



DIMENSIONAL STANDARDS		
TOTAL SITE AREA	271.49 ACRES	
EXISTING ZONING	PRD AND R-1	
PROPOSED ZONING	PRD	
TOTAL RESIDENTIAL UNITS	543	
GROSS RESIDENTIAL DENSITY	2.00 UPA	
OPENSOURCE REQUIRED (30%)	81.447 Acres	
OPENSOURCE PROVIDED (34%)	93 Acres	
PHASE 1		
SITE AREA	SINGLE FAMILY DETACHED	
PROPOSED UNITS	59.25 ACRES	89
MINIMUM LOT SIZE	75X150 (11,250 SQFT)	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
REAR SETBACK	20 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
MINIMUM HEATED FLOOR AREA	1,800 SQFT	
PHASE 2		
SITE AREA	SINGLE FAMILY DETACHED	
PROPOSED UNITS	51.19 ACRES	55
MINIMUM LOT SIZE	75X150 (11,250 SQFT)	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
REAR SETBACK	20 FT	
MAXIMUM BUILDING HEIGHT	35	
MINIMUM HEATED FLOOR AREA	1,800 SQFT	
PHASE 3		
SITE AREA	SINGLE FAMILY DETACHED	
PROPOSED UNITS	39.8 ACRES	40
MINIMUM LOT SIZE	75X150 (11,250 SQFT)	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
REAR SETBACK	20 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
MINIMUM HEATED FLOOR AREA	1,800 SQFT	
PHASE 4		
SITE AREA	SINGLE FAMILY ATTACHED	
PROPOSED UNITS	30 ACRES	140
MINIMUM LOT SIZE	24X55 (1,320 SQFT)	
FRONT SETBACK	50 FT FROM PHASE BOUNDARY	
SIDE SETBACK	50 FT FROM PHASE BOUNDARY	
REAR SETBACK	50 FT FROM PHASE BOUNDARY	
MAXIMUM BUILDING HEIGHT	35 FT	
MINIMUM HEATED FLOOR AREA	1,600 SQFT	
PHASE 5		
SITE AREA	SINGLE FAMILY ATTACHED	
PROPOSED UNITS	25 ACRES	112
MINIMUM LOT SIZE	24X55 (1,320 SQFT)	
FRONT SETBACK	50 FT FROM PHASE BOUNDARY	
SIDE SETBACK	50 FT FROM PHASE BOUNDARY	
REAR SETBACK	50 FT FROM PHASE BOUNDARY	
MAXIMUM BUILDING HEIGHT	35 FT	
MINIMUM HEATED FLOOR AREA	1,600 SQFT	
PHASE 6		
SITE AREA	SINGLE FAMILY DETACHED	
PROPOSED UNITS	66.25 ACRES	107
MINIMUM LOT SIZE	75X150 (11,250 SQFT)	
FRONT SETBACK	30 FT	
SIDE SETBACK	10 FT	
REAR SETBACK	20 FT	
MAXIMUM BUILDING HEIGHT	35 FT	
MINIMUM HEATED FLOOR AREA	1,800 SQFT	

Phase	Current zoning	proposed zoning	units
1	PRD	PRD	89
2	R-1	PRD	55
3	R-1	PRD	40
4	R-1	PRD	140
5	R-1	PRD	112
6	R-1	PRD	113
TOTAL ACRES	271.49	OVERALL DENSITY	549
			2.0