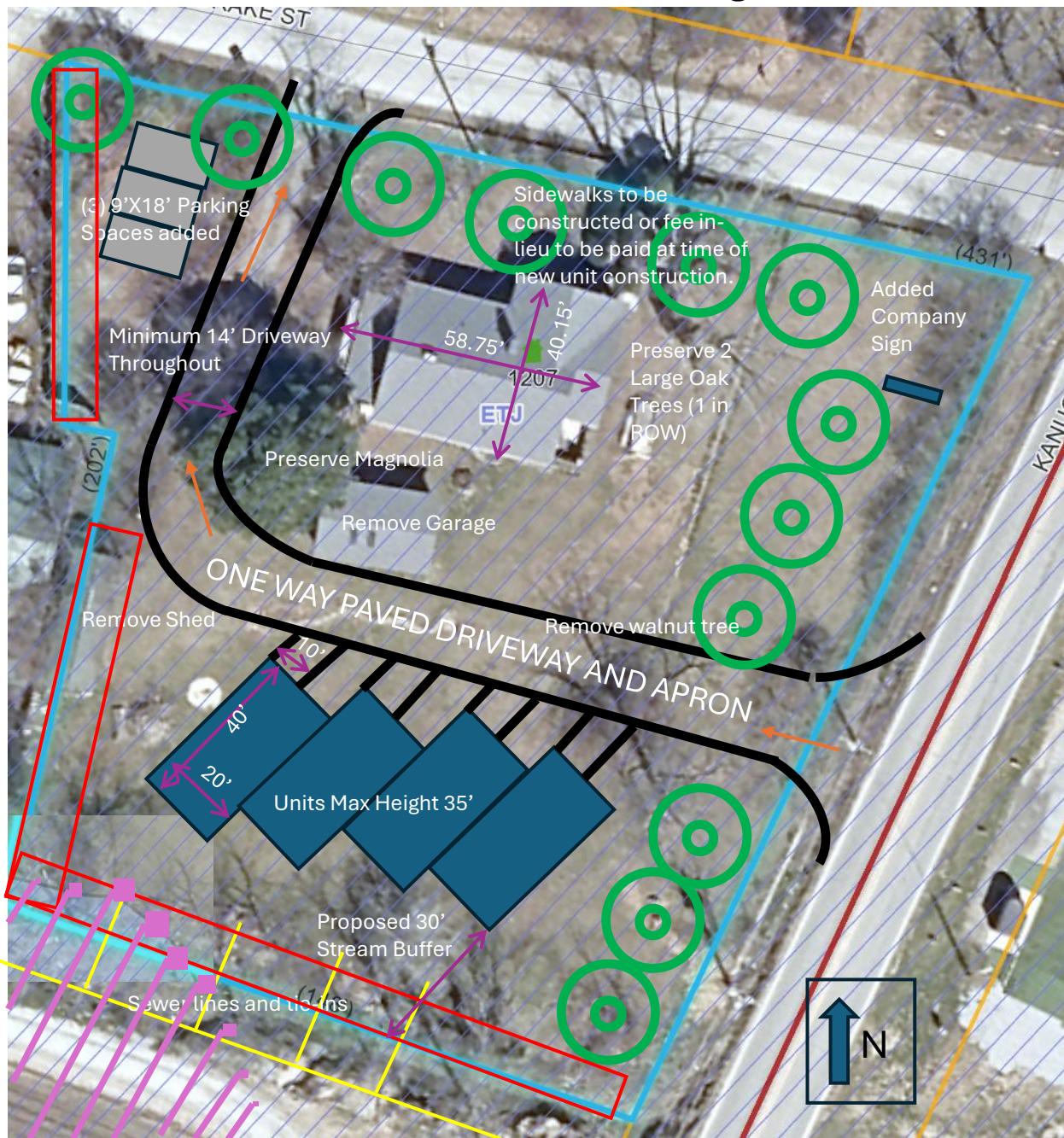


# 1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan



• Prepared by Greg Grooms, Blue Pinnacle Homes, LLC 12-31-25

## Intended Use

Turn current residential home into office space for homebuilding company housing 3-4 employees and add 4 Condo Units

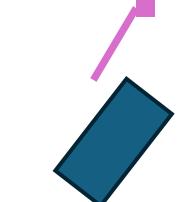
9'x18' Parking Space – Calculation: Office SF/400 = # of required spaces  
 $1200\text{hsf} / 400\text{ sf} = 3$  Required Parking Spaces



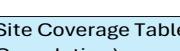
Street Tree – 431.23'



Type B Buffer 10' or utilization of current buffer where applicable – See Table Below (final calc TBD at Final Site Plan due to existing buffer locations)



100-yr Floodplain



40x20 Footprint - Approx 1600 heated sf Condo Unit with at least 1-car garage on first level

## Scale

20'  
80'

**Developer Proposed Conditions:**  
 1) Waiver of 20' Transitional Area (Sec. 17-3-3) – Developer to meet 30' Stream Buffer but waive the 20' Transition Zone.  
 2) Alternative Compliance for Type B Buffer - Developer to preserve existing vegetation in 10' buffer zone and only plant required new material where visual gaps exist.  
 3) Waive Sidewalk Reqs on Kanuga Rd - Developer to construct or pay Fee-in-Lieu of Sidewalks for Drake St. only. No sidewalk or FIL on Kanuga Rd frontage.

Site Coverage Table (Post Mod Completion)	Coverage (SF)	Coverage (acreage)	% of Total Site
Current Office Structure	2,100	0.05	6%
New Driveway	3,486	0.08	10%
New Parking	513	0.01	1%
Condos (4 units total)	3,200	0.07	9%
Condo Driveways (4 units total)	1,000	0.02	3%
Shed and Garage (Removal and add back to Greenspace)	881	0.02	2%
Total Impervious after modification	10,299	0.24	29%
Greenspace	24,985	0.57	71%
Total Site	35,284	0.81	100%

Landscape Calcs	Property Line Length (ft)	Street Trees (1/35')	Evergreen Shrubs (25/100')	Flowering Shrubs (33/100')	Buffer Trees (4/100')
South Property Line	148	N/A	*37	*49	*6
West Property Line	202	N/A	*51	*67	*8
North Property Line	222	*6	N/A	N/A	N/A
East Property Line	209	6	N/A	N/A	N/A
Total:	782	*12	*88	*116	*14

\* TBD at Final Site Plan. Existing non-invasive vegetation that is healthy at the time will be utilized for credits/alternative compliance.