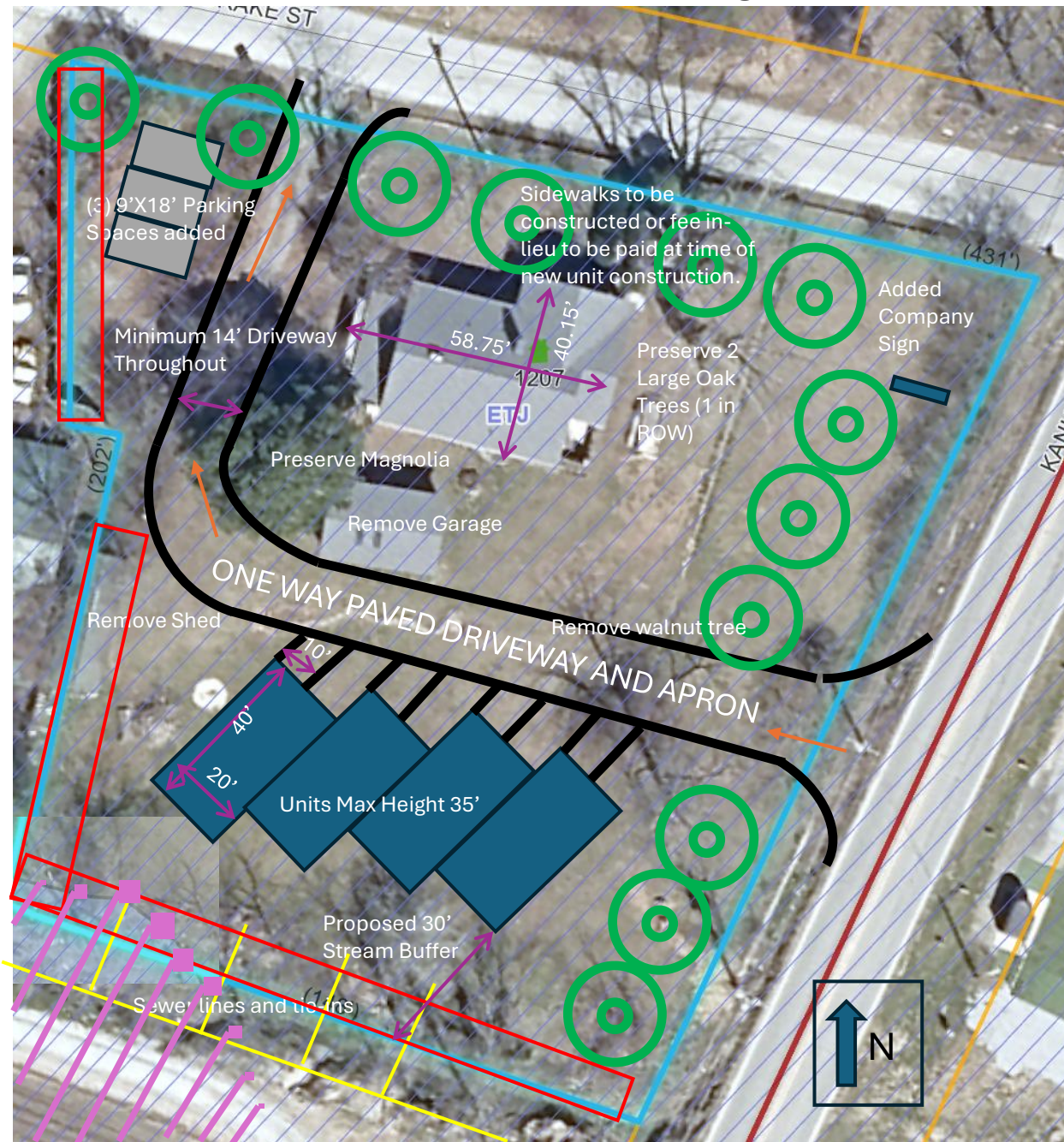


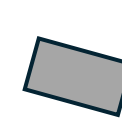
# 1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan



• 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  
 $SF/400 = \# \text{ of required spaces}$   
 $1200hsf / 400 sf = 3 \text{ Required Parking Spaces}$



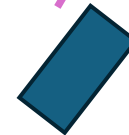
Street Tree – 431.23'



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)

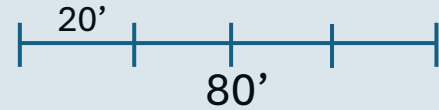


100-yr Floodplain



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

## Scale



## 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%
<b>Total Impervious after modification</b>	<b>10,299</b>	<b>0.24</b>	<b>29%</b>
<b>Greenspace</b>	<b>24,985</b>	<b>0.57</b>	<b>71%</b>
<b>Total Site</b>	<b>35,284</b>	<b>0.81</b>	<b>100%</b>

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
<b>Total:</b>	<b>782</b>	<b>*12</b>	<b>*88</b>	<b>*116</b>	<b>*14</b>

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