

1207 Kanuga Rd. Conditional Rezoning Site Plan

Intended Use

- Turn current residential home into office space for homebuilding company housing 3-4 employees

Phase I

- Clean up site with heavy brush overgrowth
- Clear bushes from Kanuga Rd. for further traffic safety (turning from Drake to Kanuga)
- Freshen exterior and interior of 1207 Kanuga Rd.
- Add Company Sign in front yard off Kanuga
- Add 3-4 parking spaces in shaded area

- Prepared by Greg Grooms, Blue Pinnacle Homes, LLC
11-14-25



Parking Details

3 parking Spaces (1 space for every 400 sf of Living Space -1200 sf office living space)



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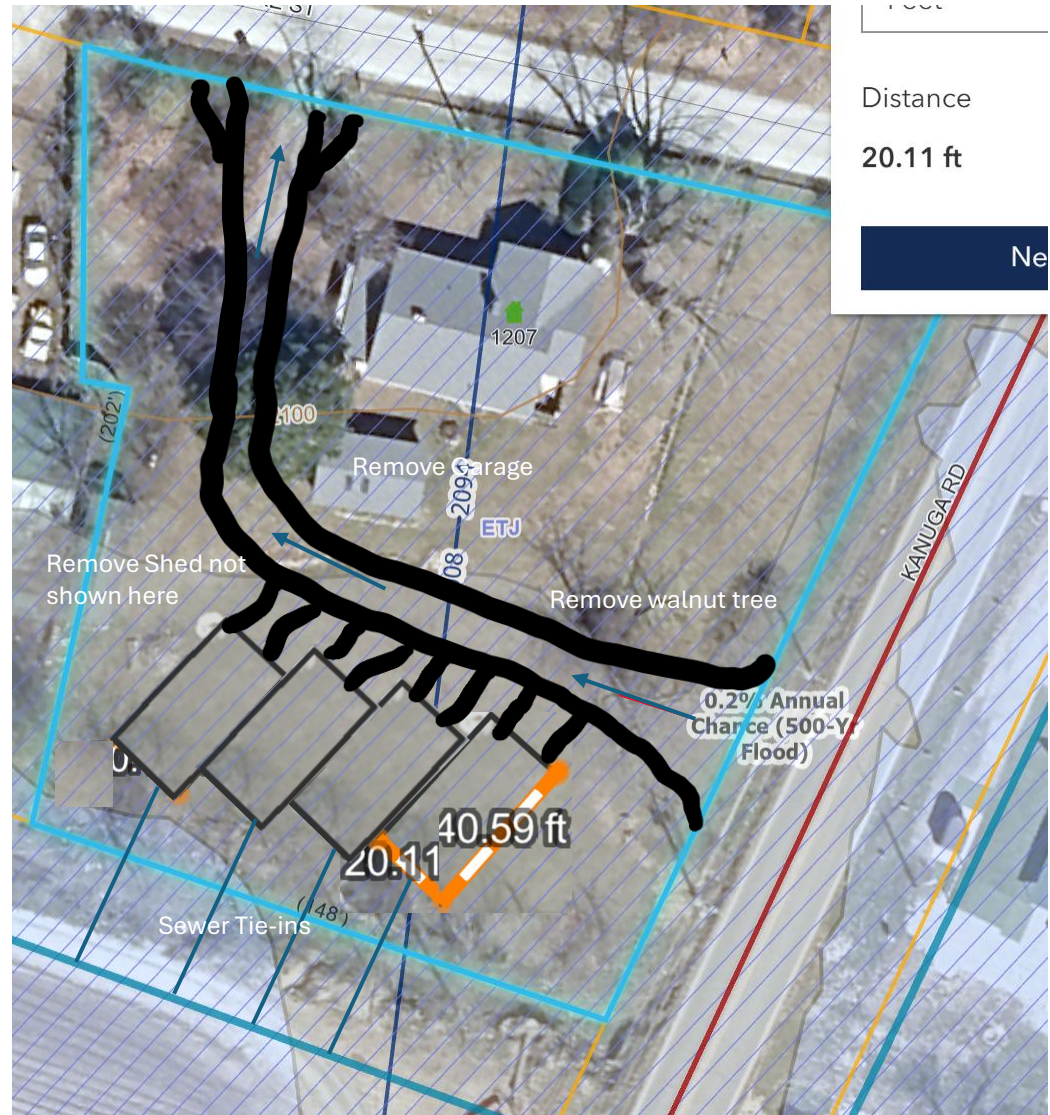
Phase II

- Add 4 units as shown maintaining all zoning setback requirements
- Remove current garage and shed
- Create drive-in shared access one way off Kanuga Rd. and outleting off Drake St.
- Each unit tying into sewer running in Shepards Creek.

Unit Details

- 1st Floor – Drive under 1-car garage and storage – No living space (500-yr floodplain)
- 2nd Floor – Main Living Area
- 3rd Floor Bedrooms
- Roof – Rooftop Terrace
- Heated Living Space – Approx 1600 sf.

* Timeline – Approx 2 years from Jan 1, 2026 start



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