



## ZA3704 - STAFF INFORMAL REVIEW

**Notice to Applicant:** The informal recommendations are not binding upon the applicant or the County, but are intended to serve as a guide and to advise the applicant in advance of the formal Proposal for Board Consideration of any issues which will or may subsequently be presented to the Planning Commission and Board of Commissioners. The information presented by the County Staff is intended to be used by the applicant during the Applicant Work Time to ensure the applicant is aware of all issues prior to submitting a Proposal for Board Consideration.

### PROJECT SUMMARY:

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 91.58 acres for 177 residential lots with a density of 1.93 units per acre.

### CONCURRENT REQUESTS (E.G. VARIANCES/CUPS):

None.

### CONTACT INFORMATION:

**Applicant:**

Sharp Residential, LLC  
4080 McGinnis Ferry Road Suite 701  
Alpharetta GA 30005  
770-518-4896

**Owner(s):**

Sarah L. Bagley  
Lori Anne Harris  
Harry L. Bagley  
Wayman D. Walker  
Peggy Walker

**Attorney Representation:**

Lipscomb, Johnson, Sleister, Dailey & Smith, LLP  
Attorney - Emory Lipscomb  
112 N Main Street  
Cumming GA 30040  
770-887-7761

### IMPORTANT DATES:

**APPLICATION FOR ZONING REVIEW**

Date Submitted: 08/08/2014

Zoning Review Meeting Date:

09/03/2014

### PROPERTY INFORMATION:

**LOCATION:**

The property is located at 6042 Campground Road, Cumming, GA 30040 and also includes property located at 7050 Wills Road, Cumming, GA 30040 and property on the north side of Wills Road approximately 550 ft. west of the intersection with Post Road.

**SITE CHARACTERISTICS:**

Partially wooded, existing agricultural use

BOC District: 3

Current Zoning: A1

Tax Map & Parcel #'s (PINs):

038-002, 038-247, 038-001, 015-096, 016-045

DRI: No

Watershed: Big Creek

### REQUESTED ACTION:

Proposed Zoning: RES3

Min. Heated Floor Area: 2,500

Method of Sewage Disposal:

County Sewer

Proposed # of Lots:

Total Acreage: 91.5800

Min Lot Size: 10,000

Proposed # of Parking:

Location & Distance to

Units or Lots /Acre: 1.93

Commercial Square Footage:

Sewer/Septic Access:

Post Preserve Subdivision to southeast

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## STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

### PLANNING COMMENTS:

This property is designated within the Suburban Living Character Area. The southern portion of the property is also located within the Midway Community Node.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 91.58 acres for **177 residential lots** with a density of 1.93 units per acre. **Minimum lot size is 10,000 square feet.**

The proposed residential use is in conformity with the Forsyth County Future Development Map and the Forsyth County Comprehensive Plan.

No variances are being requested.

A portion of this property is located within the Campground-Castleberry-Kelly Mill-Pittman-Post-Shilton Road Overlay District.

The applicant must address all of the following site plan modifications prior to submitting for Board Consideration:

- (1) Show and label proposed sidewalks along Campground and Wills Road (UDC Chapter 18-5. 11).
- (2) Show and label the number of parking spaces for the amenity area.
- (3) Label square footage of clubhouse within the amenity area.
- (3) Label the existing zoning district of the subject property.
- (4) Show and label preliminary and existing wastewater facilities including areas reserved for sewer easements and manholes.

City of Cumming: None.

Building Inspections: Plans are not required for the building(s) if these are single family detached houses. Permits and inspections are required per the procedure on our Web page.

Business License: No business license requirements.

Health Department: None.

Board of Education:

CURRENT SCHOO - Vickery Creek Elementary  
CURRENT CAPACITY - 1,025  
CURRENT ENROLLMENT - 1,162  
OVER (-UNDER) CAPCITY - 137  
NEW DEVELOPMENT - 177 units  
**ADDITIONAL STUDENTS - 48**  
PREVIOUS ZONINGS - 6 developments  
**ESTIMATED STUDENTS - 127**  
% CAPACITY - 130.5%  
NEXT SCHOOL OPENING - Brandywine  
FUNDING APPROVED - YES

CURRENT SCHOOL - Vickery Creek Middle  
CURRENT CAPACITY - 1,050  
CURRENT ENROLLMENT - 1,229  
OVER (-UNDER) CAPCITY - 179  
NEW DEVELOPMENT - 177 units  
**ADDITIONAL STUDENTS - 23**  
PREVIOUS ZONINGS - 6 developments  
**ESTIMATED STUDENTS - 151**  
% CAPACITY - 133.6%  
NEXT SCHOOL OPENING - MS#10  
FUNDING APPROVED - YES

CURRENT SCHOOL - West Forsyth High School

**We need to get the RES3 zoning changed to 14,500 square ft. Sign The Petition!!!!**

**Every one of the local schools is over capacity!**

CURRENT CAPACITY - 2,025  
CURRENT ENROLLMENT - 2,356  
OVER (-UNDER) CAPCITY - 331  
NEW DEVELOPMENT - 177 units  
ADDITIONAL STUDENTS - 25  
PREVIOUS ZONINGS - 6 developments  
ESTIMATED STUDENTS - 461  
% CAPACITY - 140.3%  
NEXT SCHOOL OPENING - H.S.#7  
FUNDING APPROVED - YES

**POSSIBLE PLANNING CONDITIONS:**

None.

**ARBORIST COMMENTS:**

- (1) It is the intent of the Tree Ordinance that when trees exist on a site, the required Tree Density should be met with those trees.
- (2) Approximately half of this site is heavily wooded. By incorporating undisturbed tree save areas into the planning and development of the site, the required tree density could be satisfied utilizing existing trees and any planting requirement greatly reduced if not eliminated.
- (3) If this site is mass graded, there may be difficulty in meeting the required tree density units without planting a substantial number of replacement trees.

**ENGINEERING COMMENTS:**

Review Date: 09/03/14

Road Name: Campground Road Classification: Collector  
Existing R/W: 80' Proposed R/W: 80'

**Traffic Considerations:**

Anticipated Traffic Generation Rates from S/D: 177 Lots  
Average Daily= 1690  
Peak AM Hour= 135  
Peak PM Hour= 179

1,690 more cars per day on  
Campground Rd. YIKES! No  
plans to do traffic study?

No traffic study will be required unless recommended improvements are not incorporated into construction plans .

Recommended Improvements: Per Forsyth County Ordinance # 101.

Stormwater Considerations: All developments must comply with Ordinance 75, Stormwater Management and Ordinance 55, Flood Damage Prevention.

**POSSIBLE ENGINEERING CONDITIONS:**

- 1. Owner/Developer shall dedicate right of way 40 feet from the centerline on Campground Road as part of site development or when needed for road improvement projects as determined by the Department of Engineering.
- 2. Owner/Developer shall dedicate right of way 30 feet from the centerline on Wills Road as part of site development or when needed for road improvement projects as determined by the Department of Engineering.

**STATE WATERS COMMENTS:**

State waters appear to be shown correctly.

**WATER & SEWER COMMENTS:**

Review Date: 21 August 2014  
Road Name: Campground Road, Wills Road  
Water Service and Location: 12" main on Campground Road; No water on this section of Wills Road.  
Receiving Sewer WRF: Fowler WRF. 177 Residential Taps. County sewer is located on the opposite side of Post Road approximately 1100 feet away.  
Comments: Developer showed easements on the zoning exhibit. Development shall have a two-way water system feed, from Campground Road and Wills Road (from Post Road).

**POSSIBLE WATER & SEWER CONDITIONS:**

1. Sewer access must be provided to all upstream properties.
2. Any sewer lines installed must be per size and location as shown in the Forsyth County Sewer Master Plan.
3. Sewer alignment must follow natural contours in order to minimize depth and provide future sewer to upstream properties.
4. Sewer capacity is not guaranteed for this property. All sewer capacity agreements must be approved by the Forsyth County Board of Commissioners.
5. Subdivision shall be fed by a two-way water feed. An 8" minimum diameter water main, or size as required to meet fire flow demands, shall be extended from Post Road along the property frontage on Wills Road, providing a second feed to the development.

**NRCS COMMENTS:**

Subject property has state waters which must have an undisturbed buffer left alongside of it . Extra care should be taken to make sure all BMP's are correctly installed and maintained to prevent sediment from reaching the stream. The soils are gently sloping to steep phase.

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**INFORMAL RECOMMENDATION:**

**Based upon the information submitted in this application:**

Supportive.

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## PROCEDURES:

Please be aware of the following important information:

### APPLICANT WORK TIME INFORMATION

Your Applicant Work Time starts on **09/04/2014** and will extend through **03/02/2015**. During the Applicant Work Time, it is the applicant's responsibility to fully implement the public participation plan. It is also in the applicant's best interest to try to work with both the Planning Commissioner and the District Commissioner. Staff is also available to answer any questions about the process and to assist in any way.

### POSTING ORANGE PUBLIC PARTICIPATION SIGNS

You must post your orange public participation signs by **09/04/2014**, and submit your notarized affidavits the following day. The sign affidavit with photos shall be submitted to the Department of Planning & Community Development by 5:00 p.m. on the 2nd business day after the Zoning Review Meeting. The submittal may be either hand-delivered or scanned and emailed to the Zoning Administrator with all appropriate documentation.

### FINISHING APPLICANT WORK TIME (OPTIONS)

Once in the Applicant Work Time process, the Applicant can choose one of three (3) options:

(1) Submit a Proposal for Board Consideration - Although it is not required, it is recommended that you schedule an appointment with the Zoning Administrator to submit your Proposal for Board Consideration.

(2) Make a Major Change to the Application - If the applicant chooses to modify the original application for any of the below specified reasons, the applicant may have to resubmit an Application for Zoning Review.

- (a) Any change which results in a more intense land use;
- (b) Any change in method of sewage treatment;
- (c) Any change in use or housing type;
- (d) Any change in the boundary of the subject property (not including minor surveying inconsistencies);
- (e) Adding variances or conditional uses;
- (f) 10% or greater increase in the number of lots;
- (g) 10% or greater increase in the density;
- (h) 10% or greater decrease in the amount of open space; or
- (i) As specified by the Director.

(3) Withdraw the Application - Anytime during the Applicant Work Time, an applicant can withdraw the application without prejudice.

### QUESTIONS

If you have any questions about the Unified Development Code, the process, or anything else, please contact the Department of Planning & Community Development at (770) 781-2115 ext. 4568. It is in everyone's best interest to ask early in the process.