



HP180003 - STAFF REPORT

PROJECT SUMMARY:

Applicant is requesting to provide music lessons in 500 sq. ft. of an existing 3,180 sq. ft. home on 0.836 acres currently zoned Single Family Residential Restricted District (R2R).

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

None.

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted:

Zoning Review Meeting Date:

PROPOSAL FOR BOARD CONSIDERATION

Date Submitted:

Planning Commission Public Hearing:

BOC Final Decision (estimated):

06/22/2018

07/24/2018

CONTACT INFORMATION:

APPLICANT

Dawn Dalangin Hawk and Steven Eric Hawk
4630 Ansley Lane
Cumming GA 30040

ATTORNEY REPRESENTATION

OWNER(S)

Dawn Dalangin Hawk and Steven Eric Hawk

PROPERTY INFORMATION:

LOCATION:

The property is located at 4630 Ansley Lane, Cumming, GA 30040.

SITE CHARACTERISTICS:

Existing detached single family home

BOC District: 1

DRI: No

Current Zoning: R2R

Watershed: Big Creek

Tax Map & Parcel #'s (PINs):

033-125

REQUESTED ACTION:

Proposed Zoning:

Proposed # of Lots:

Min Lot Size:

Units or Lots /Acre:

Apt./Condo Units:

Min. Heated Floor Area:

Total Acreage: 0.8360

Proposed # of Parking: 1

Commercial Square

Footage: 500

Method of Sewage Disposal:

Septic

Location & Distance to
Sewer/Septic Access:

On subject property

ADJACENT ZONING/LAND USE:

DIRECTION: ZONING:

NORTH: R2R

SOUTH: R2R

EAST: R2R

WEST: R2R

LAND USE:

Detached Single Family Residential

Detached Single Family Residential

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Detached Single Family Residential

STAFF COMMENTS:

PLANNING COMMENTS:

This property is designated within the Campground Character Area .

Operation of the business will take place within 500 sq. ft. of the basement with only 2 customers on the premises at any given time.

The property is located in the Sweetbriar subdivision.

City of Cumming: None.

Building Inspections: Building plans are required per the procedure outlined on our web page.

Business License: A business license application has been submitted . Approval of the business license is pending the approval of the Home Occupation Permit.

Health Department: None.

ARBORIST COMMENTS:

None.

ENGINEERING COMMENTS:

Review Date: 07/02/18

Road Name: Ansley Lane Classification: Local

Existing R/W: 50' Proposed R/W: 50'

Traffic Considerations:

Anticipated Traffic Generation Rates from S/D: N/A

No traffic study will be required.

Recommended Improvements: Per Forsyth County Ordinance # 101.

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

STATE WATERS COMMENTS:

State waters are correctly identified.

WATER & SEWER COMMENTS:

None.

NRCS COMMENTS:

None.

RECOMMENDED STAFF CONDITIONS:

After reviewing all relevant information, including, but not limited to the information contained in this technical review and the information presented in the public hearing process, should the Board of Commissioners approve this request, County Staff recommend the following conditions:

PLANNING CONDITIONS:

None.

WATER & SEWER CONDITIONS:

None.

ENGINEERING CONDITIONS:

None.