



Forsyth County Department of Planning and Development

PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSE

DATE: September 7, 2007

TO: Forsyth County Board of Commissioners

FROM: Forsyth County Planning Commission

DRAFT

RE: Recommendation of Rezoning Application
Zoning Application Number: #3370
Application Name: **Wellstone, LLC**
Rezone from an A1 District to a MPD District
Tax Map: **199** Parcel Number(s): **203**
Land Lots: 216, 217, 286, 287, 288, 291, 42, 43, 44, 75 and 76
Commission District: 5

As a result of the meeting held on August 28, 2007, the Forsyth County Planning Commission recommends **DENIAL FROM A1 TO MPD** on the above applicant's request for the following reasons:

1. Failure to comply with the Comprehensive Plan, Chapter 7, Page 14, Activities Centers.
2. Chapter 7, Page 18, Community Goal 1, Encourage Activities Centers at major intersections and discourage land use changes that lead to strip development patterns.
3. Chapter 7, Page 20, Goal 5, Connect Activity Centers to adjoining residential neighborhoods with sidewalks.
4. III Subarea Committee Recommendations, Page 15, Section A, Buford/Georgia 20 East subarea vision, new activity centers will be located near the intersection of Georgia 20 and Sanders Road and Georgia 20 and Windermere Parkway.



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5. Failure to meet Forsyth County Unified Development Code, Article 3, Considerations for Rezoning Request and Conditional Use Applications, 8-3.1, General Considerations D and E and 8-3.2, Special Considerations, B, 1, 3, and 4.

Sincerely,

A. Billie Hammon

Secretary, Forsyth County Planning Commission