



FOR STAFF USE ONLY  
DATE & TIME

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Forsyth County Department of  
Planning & Community Development

### Rezoning, CUP and Sketch Plat Application

This form is required for submittals of all rezoning, conditional use permit (CUP) and sketch plat applications. While this application provides some information regarding the necessary requirements to submit a complete application, the full application requirements (e.g. minimum site plan requirements) can be found on the website at [forsythco.com](http://forsythco.com). From the main web page, please choose **Department and Offices**, next choose **Planning & Community Development** from the list, and then select **Long Range Planning Division** on the left side of the page.

#### A. SUBMITTAL TYPE

Application for Zoning Review

If this submittal is a revision, please specify the previously assigned application number:

ZA3862

#### B. REQUESTED ACTION: PLEASE CHECK ALL THAT APPLY (E.G. REZONING, REZONING WITH A CUP, ETC.)

☒ Rezoning ☐ Conditional Use Permit (CUP) ☐ Sketch Plat ☐ CUP for a communication tower

#### C. APPLICANT INFORMATION

Applicant Status: ☒ Owner ☒ Authorized Agent

Name: MKW Capital, LLC

Address: PO Box 149, Jamestown, Rhode Island 02835

Phone#: (770) 781-4100

E-mail Address: eunderwood@mhtlegal.com

#### D. ATTORNEY REPRESENTATION INFORMATION (IF APPLICABLE)

Preferred Contact: ☐ Applicant ☒ Attorney ☐ Authorized Agent

Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood

Address: 202 Tribble Gap Road, Suite 200, Cumming, Georgia 30040

Phone#: (770) 781-4100

E-mail Address: eunderwood@mhtlegal.com

#### E. PROPERTY INFORMATION

Tax Map & Parcel #(s): (e.g. xxx-xxx-xxx, xxx-xxx-xxx) 103-011, 103-301, 103-425 and 104-069

Current Zoning: A1 & CR1

Proposed Zoning: Res2 - Single Family Residential District

Proposed Use: Dwellings, Single Family Residential Conservation

Property Acreage: 104.31

Proposed Road Access: Silverleaf Trail & Keithwood Drive

Does the subject property lie partly within or adjacent to the City of Cumming? ☐ Yes ☒ No

FOR STAFF USE ONLY  
Application #

**F. DETAILS OF PROPOSED USE**

1) Please complete if you are filing a **rezoning, conditional use permit or sketch plat** application.

a) ☒ This application contains a **residential** component. If checked, please fill out the following:

Residential Building Type	Ownership Type *** (Fee-Simple or Condominium)	# of Lots or Units	Minimum Heated Floor Area (sq. ft.)	Minimum Lot Size (sq. ft.)(If applicable)
<input checked="" type="checkbox"/> Single Family Detached	<b>Fee Simple</b>	<b>92</b>	<b>1,800</b>	<b>12,000</b>
<input type="checkbox"/> Townhouses				
<input type="checkbox"/> Apartments				
<input type="checkbox"/> Condos				
<input type="checkbox"/> Other				

\*\*\* The UDC requires that condominium-style ownership be specifically identified during the zoning process. While there may be little visual difference between the finished product types, condominium style ownership means that there will not be individually-owned (i.e. fee simple ownership) property associated with a specific type of development; rather there will just be individual ownership in building space (i.e. units) with joint ownership of all property. Some developments might contain both ownership types.

The total residential density (lots and/or units) proposed with this project is **0.89** units per acre.

b) ☐ This application contains a **non-residential** component. If checked, please fill out the following:

Total Building Area (sq. ft.)  # of Parking Spaces  Est. Bldg. Area of Out Parcels (sq. ft.)

c) What is the total amount of proposed open space (sq. ft. or acres) included with this application? **65.50 acres**

d) Please indicate whether this project will be served by septic, county sewer, or city sewer: **City Sewer**

If the project will be served by either county or city sewer, please also submit the results of the required pre-application meeting.

e) Will the proposed development exceed the threshold that triggers the need for a Development of Regional Impact (DRI) review?

☐ Yes ☒ No If yes, supplemental information shall be required in addition to this application.

f) Are you filing a rezoning application to rezone to a Master Planned District (MPD)?

☐ Yes ☒ No If yes, please also submit the supplemental form "Supplemental Application - Master Planned District (MPD)", which can be found on our website at [forsythco.com](http://forsythco.com).

g) Are you filing an application that includes Senior Housing?

☐ Yes ☒ No If yes, please also submit the supplemental form "Supplemental Application - Senior Housing Application", which can be found on our website at [forsythco.com](http://forsythco.com).

h) Are you filing an application that includes self-service storage?

☐ Yes ☒ No If yes, the separation distance between self-service storage businesses shall be 3/4 of a mile or a variance is required.

**G. REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE)**

1) A separate sheet is required for each variance request. The number of this variance request is:

**Variance #1**

2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 11, Table 11.2(a).

**UDC § 19-3.3(G)(1)**

3) Please check the type of variance being requested:

☐ A variance of  feet to allow a  setback to be  feet.

☐ A variance of  feet to allow  to be  feet.

☒ Other:  Exterior Buffer variance of 15 feet to allow the Exterior buffer to be 10 feet.

4) Written Justification. Per § 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the website at [forsythco.com](http://forsythco.com). The justification must specifically address, for each variance requested, the below criteria:

a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision?

**The proposed variance will not eliminate the UDC's intent of providing adequate buffering between land uses. Adequate buffers will be provided to protect the privacy and safety of affected property owners. In this regard, the proposed 10 foot buffer will have the same 2 rows of plantings required in a 25 foot buffer.**

b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public, or injurious to other property?

**The proposed buffer encroachments would not create a safety hazard or noxious condition.**

c) Describe why the conditions of your property are unique only to the property which relief is sought and are not applicable generally to other property?

**The proposed variance is solely to allow the location of a road to be located within a portion of the exterior buffer. The proposed road location is necessary to minimize stream crossings on the property.**

d) Describe how this property's physical surroundings (e.g. shape, size, or topographical conditions) result in an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience)?

**The subject property's shape, size, and topography substantially limit the buildable area of the subject property. The shape, size, and topography of the property necessitate the requested variance and placement of structures in the locations proposed by the Applicant in order to permit feasible development of the subject property.**

e) Describe why the requested variance is the minimum necessary to accomplish the proposed development or building?

**The requested variance is the minimum necessary to accommodate the proposed structures and allow the property to be developed in an economically feasible and physically practical manner.**

f) Describe how granting this variance will result in equal or greater protection to adjacent property or natural resources? (Only required if requesting a variance to a buffer or setback)

**No portion of the structures that encroach into the buffer area will cause or create a detriment to the safety, health, or welfare of the public, or be injurious to other property.**

**ADDITIONAL REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE):**

1) A separate sheet is required for each variance request. The number of this variance request is:

**Variance #2**

2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 11, Table 11.2(a).

**UDC § 19-4.1(G)**

3) Please check the type of variance being requested:

☒ Front yard variance of 5 feet to allow a front yard setback to be 10 feet.

☐ Rear yard variance of        feet to allow a rear yard setback to be        feet.

☐ Side yard variance of        feet to allow a side yard setback to be        feet.

☐ Exterior yard variance of        feet to allow an exterior yard setback to be        feet.

☐ Other:       

4) Written Justification. Per section 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the web site at <http://currentplanning.forsythco.com>. The justification must specifically address, for each variance requested, the below criteria:

a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision?

**The proposed variance will not eliminate the UDC's intent of providing adequate building separation from an interior right-of-way. The setback proposed by the Applicant will provide adequate separation between the proposed structure and adjoining rights-of-way. The lots for which the Applicant seeks this variance are part of a senior housing community, designed according to a common scheme of development.**

b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public, or injurious to other property?

**Approval of the proposed variance would not create a safety hazard or noxious condition.**

c) Describe why the conditions of your property are unique only to the property which relief is sought and are not applicable generally to other property?

**The setback requirements along the boundary of the subject property, in particular the impervious setback to the rear of Lots 1-6, substantially limit the buildable area of the subject property, such that unless the variance is approved as requested by the Applicant, the subject property may not be developed in an economically feasible or physically practical manner. The Applicant seeks a variance only to interior lot lines of Lots 1-6.**

d) Describe how this property's physical surroundings (e.g. shape, size, or topographical conditions) result in an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience)?

**The subject property's shape, size, and topography substantially limit the buildable area of the subject property. The shape, size, and topography of the property necessitate the requested variance and placement of structures in the locations proposed by the Applicant in order to permit feasible development of the subject property.**

e) Describe why the requested variance is the minimum necessary to accomplish the proposed development or building?

**The requested variance is the minimum necessary to accommodate the proposed structures and allow the property to be developed in an economically feasible and physically practical manner.**

f) Describe how granting this variance will result in equal or greater protection to adjacent property or natural resources? (Only required if requesting a variance to a buffer or setback)

**No portion of the structures that encroach into the setback will cause or create a detriment to the safety, health, or welfare of the public, or be injurious to other property. Additionally, the requested variance will allow the placement of structures to be a further distance from the impervious setback located on the rear of the requested lots.**

**ADDITIONAL REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE):**

1) A separate sheet is required for each variance request. The number of this variance request is: **Variance #3**

2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 11, Table 11.2(a).

**UDC § 19-4.1(G)**

3) Please check the type of variance being requested:

☐ Front yard variance of \_\_\_\_\_ feet to allow a front yard setback to be \_\_\_\_\_ feet.

☐ Rear yard variance of \_\_\_\_\_ feet to allow a rear yard setback to be \_\_\_\_\_ feet.

☐ Side yard variance of \_\_\_\_\_ feet to allow a side yard setback to be \_\_\_\_\_ feet.

☒ Exterior yard variance of **10** feet to allow an exterior yard setback to be **40** feet.

☐ Other: \_\_\_\_\_

4) Written Justification. Per section 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the web site at <http://currentplanning.forsythco.com>. The justification must specifically address, for each variance requested, the below criteria:

a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision?

The proposed variance will not eliminate the UDC's intent of providing adequate separation between properties. Adequate separation between the uses will be provided and preserve the property rights of the the adjoining property owners.

b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public, or injurious to other property?

The proposed buffer encroachments would not create a safety hazard or noxious condition.

c) Describe why the conditions of your property are unique only to the property which relief is sought and are not applicable generally to other property?

The setback requirements along the boundary of the subject property, in particular the exterior setback to the side of Lot 47, substantially limit the buildable area of the subject property, such that unless the variance is approved as requested by the Applicant, the subject property may not be developed in an economically feasible or physically practical manner. Additionally, the 75 foot impervious setback limits the buildable area of Lot 47. The Applicant seeks a variance only to exterior setback of Lot 47.

d) Describe how this property's physical surroundings (e.g. shape, size, or topographical conditions) result in an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience)?

The subject property's shape, size, and topography substantially limit the buildable area of the subject property. The shape, size, and topography of the property necessitate the requested variance and placement of structures in the locations proposed by the Applicant in order to permit feasible development of the subject property.

e) Describe why the requested variance is the minimum necessary to accomplish the proposed development or building?

The requested variance is the minimum necessary to accommodate the proposed structures and allow the property to be developed in an economically feasible and physically practical manner.

f) Describe how granting this variance will result in equal or greater protection to adjacent property or natural resources? (Only required if requesting a variance to a buffer or setback)

No portion of the structures that encroach into the setback area will cause or create a detriment to the safety, health, or welfare of the public, or be injurious to other property.

**H. PROPERTY OWNER(S) AUTHORIZATION AFFIDAVIT: ADD ADDITIONAL SHEETS IF APPLICABLE**

Notice to Applicant. This application must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits can be found on the Web site at [forsythco.com](http://forsythco.com). Only the owner or authorized agent (i.e. applicant or representing attorney) may speak on behalf of this application at the public hearing. The undersigned hereby swear that he/she/they is/are the owner(s) of the subject property as identified on this application.

I/We hereby authorize the authorized agent or attorney listed on the front of this application to speak and act on behalf of the owner(s) in pursuit of the rezoning, conditional use permit, or sketch plat application on this property. I/We realize that any action granted for this property will be binding on the property regardless of ownership.

For those properties owned by a corporate entity, please complete the two statements below:

I am a duly authorized officer/member of the respective undersigned entity [corporate entity].  
The respective undersigned entity [corporate entity]  
is the owner of the property seeking rezoning, conditional use and/or sketch plat approval and I am fully vested with authority to act on behalf of the respective undersigned entity [corporate entity]  
in submitting this application. In making this representation, I acknowledge that any person who knowingly and willfully ... makes a false, fictitious, or fraudulent statement or representation ... in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state, shall upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both."

Owner Name #1: MKW Capital, LLC

Address: PO Box 149, Jamestown, RI, 02835

Phone#: (401) 529-4742 E-mail Address: jwayt@reynardllc.com

Signature of Owner: [Signature]

Date: 04/06/2017

Signature of Notary: [Signature]

Date: 04/06/2017

KAREN MONTROYA  
NOTARY PUBLIC-RHODE ISLAND  
ID #43174  
MY COMMISSION EXPIRES 07-01-2018

Owner Name #2: JOJO Capital, LLC

Address: PO Box 149, Jamestown, RI, 02835

Phone#: (401) 529-4742 E-mail Address: jwayt@reynardllc.com

Signature of Owner: [Signature]

Date: 04/06/2017

Signature of Notary: [Signature]

Date: 04/06/2017

KAREN MONTROYA  
NOTARY PUBLIC-RHODE ISLAND  
ID #43174  
MY COMMISSION EXPIRES 07-01-2018

Owner Name #3: Seven Branches Farm, LLC

Address: PO Box 149, Jamestown, RI, 02835

Phone#: (401) 529-4742 E-mail Address: jwayt@reynardllc.com

Signature of Owner: [Signature]

Date: 04/06/2017

Signature of Notary: [Signature]

Date: 04/06/2017

KAREN MONTROYA  
NOTARY PUBLIC-RHODE ISLAND  
ID #43174  
MY COMMISSION EXPIRES 07-01-2018

**I. APPLICANT CERTIFICATION: PLEASE READ AND INITIAL THE FOLLOWING 9 STATEMENTS**

1) I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission and/or Board of Commissioners agenda for a public hearing.

2) I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

3) I understand that I have an obligation to present all necessary information required by the Unified Development Code to enable the Planning Commission and/or Board of Commissioners to make an informed determination on my request. I will seek advice of Planning Staff or an attorney if I am not familiar with the zoning and land use requirements.

4) I understand that my request will be acted upon at the Planning Commission and/or Board of Commissioners public hearing and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Forsyth County.

5) The Unified Development Code (UDC) of Forsyth County requires the landowner, applicant, or authorized representative to place an orange public participation sign(s) on the subject property during the entire Applicant Work Time. In order to insure that the correct information is included on the public participation sign(s), the Planning and Community Development Department will prepare the sign(s) and present it/them to the applicant at the Zoning Review Meeting. It is the applicant's responsibility to place the sign(s) on the subject property and to maintain the sign(s) during the entire duration of the Applicant Work Time, where the term "maintain" means that any and all meetings and/or application changes shall be updated on the sign(s), and that the sign(s) shall remain standing and readable until an application is withdrawn or the proposal is submitted for Board Consideration. A signed affidavit with a dated photo of each sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning and Community Development Department within two (2) business days after the Zoning Review Meeting. Failure to submit the affidavit shall result in the public participation report being incomplete and the submittal for Board Consideration not being accepted until all posting requirements are complete.

6) The Unified Development Code (UDC) of Forsyth County requires that the yellow public hearing sign(s) be placed on the subject property at least twenty-one (21), but not more than forty-five (45) days prior to the public hearing. In order to insure that the correct information is included on the public hearing sign(s) and that it/they is/are posted within the specified time frame, the Planning and Community Development Department will prepare the sign(s) and post it/them on the subject property by replacing the already posted orange public participation sign(s) with the yellow public hearing sign(s). Once the yellow public hearing sign(s) is/are posted, it is the applicant's responsibility to maintain the sign(s) until an application is withdrawn or a decision is rendered by the Board of Commissioners. The term "maintain" means that the sign(s) shall remain standing, be readable, and be updated regarding any changes in the date of the public hearing. The applicant shall be responsible for removal of all public notice signs within three (3) days of the final motion or date of withdrawal. Failure to do so will result in a fine of one hundred dollars (\$100) per day until the sign(s) is/are removed.

7) The Forsyth County Tree Preservation and Replacement Ordinance requires that all zoning applications submitted to the Department of Planning and Community Development include the following sworn statement: *"I hereby swear, under oath, that the property shown on attached plats and site plan has not been clear cut within three years prior to the zoning application date and that the property will not be clear cut prior to a decision by the Board of Commissioners on the zoning. I hereby understand that any property that has been clear cut within three years prior to the date of this application, shall not be eligible for rezoning for a period of three years from the date said property was clear cut. Clear cut is defined as a timber harvest performed in one cutting operation with any remaining trees having no merchantable value or forestry management purpose."*

8) In the event this zoning application is approved, please be aware that such approval shall not be deemed, and is not, a commitment or guarantee by Forsyth County as to the availability of sewer capacity and/or county water; nor shall this approval be construed as a commitment by Forsyth County to assist the developer with sewer easement acquisition. The developer shall be required to independently secure all necessary sewer easements. All sewer capacity agreements must be approved by the Forsyth County Board of Commissioners.

**I. APPLICANT CERTIFICATION - CONTINUED**

9) Please list the name(s) and dollar amount of any campaign contribution or gift (for gifts greater than \$100) made to any Forsyth County elected official during the two years immediately preceding the filing of this application. If the applicant is a business, then such disclosure shall pertain to contributions made on behalf of the business as well as on behalf of the individual representing the business for purposes of this application submittal.

Please indicate the name of the elected official, date of gift, and dollar amount of any gift or contribution:

The undersigned has personally appeared before me, a Notary Public, and states upon oath and by initialing, that he/she has read, understands, and agrees to comply with each of the above nine (9) applicant certifications.

Printed Name of Applicant: MKW Capital, LLC

Date: 04/06/2017

Signature of Applicant: *[Signature]*

Date: 04/06/2017

Signature of Notary: *Karen Montoya*

Date: 04/06/2017

KAREN MONTOYA  
NOTARY PUBLIC-RHODE ISLAND  
ID #43174  
MY COMMISSION EXPIRES 07-01-2018

**J. SIGN ORDINANCE ACKNOWLEDGEMENT**

By signing below, applicant acknowledges and affirms that prior to submission of this application that he or she has read and reviewed the County regulations applying to such application, including the Forsyth County Sign Ordinance, and agrees to comply with the provisions of the Code.

Applicant Name: MKW Capital, LLC

Signature of Applicant: *[Signature]*

Date: 04/06/2017

**K. APPLICANT WITHDRAWAL (ONLY SIGN IF OFFICIALLY WITHDRAWING APPLICATION REQUEST)**

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040  
770-781-4100 | [www.mhtlegal.com](http://www.mhtlegal.com)

J. Ethan Underwood  
[eunderwood@mhtlegal.com](mailto:eunderwood@mhtlegal.com)

\_\_\_\_\_, 2018

Re: MKW Capital, LLC – ZA3862

Dear Neighbors:

Our firm is representing MKW Capital, LLC (the "Applicant") in its effort to rezone approximately 104.31 acres from Agricultural District (A1), Single Family Community Residential District (CR1) and Single Family Residential Restricted District (R2R) to Single Family Residential District (RES2) Conservation for the purpose of developing a single family residential conservation subdivision.

The Applicant is also requesting the following variances:

1. UDC § 11-3.3 [and by reference Table 11.2(b)] & UDC § 19-3.3(G)(1) - a variance to reduce the exterior buffer from 25 feet to 10 feet.
2. UDC § 11-3.3 [and by reference Table 11.2(b)] & UDC § 19-4.1(G) – a variance to reduce the front setback from 15 feet to 10 feet.
3. UDC § 11-3.3 [and by reference Table 11.2(b)] & UDC § 19-4.1(G) – a variance to reduce the exterior setback from 50 feet to 40 feet.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project. Additional information about this application may be obtained at <http://estatus.forsythco.com>.

A public participation meeting will be held on \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ PM at the \_\_\_\_\_ located at \_\_\_\_\_, Cumming, GA 30040. This meeting is **not** the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions and voice concerns regarding this application.

The Applicant is committed to keeping the public informed during the approval process. If you have any questions, comments or concerns, please contact our office.

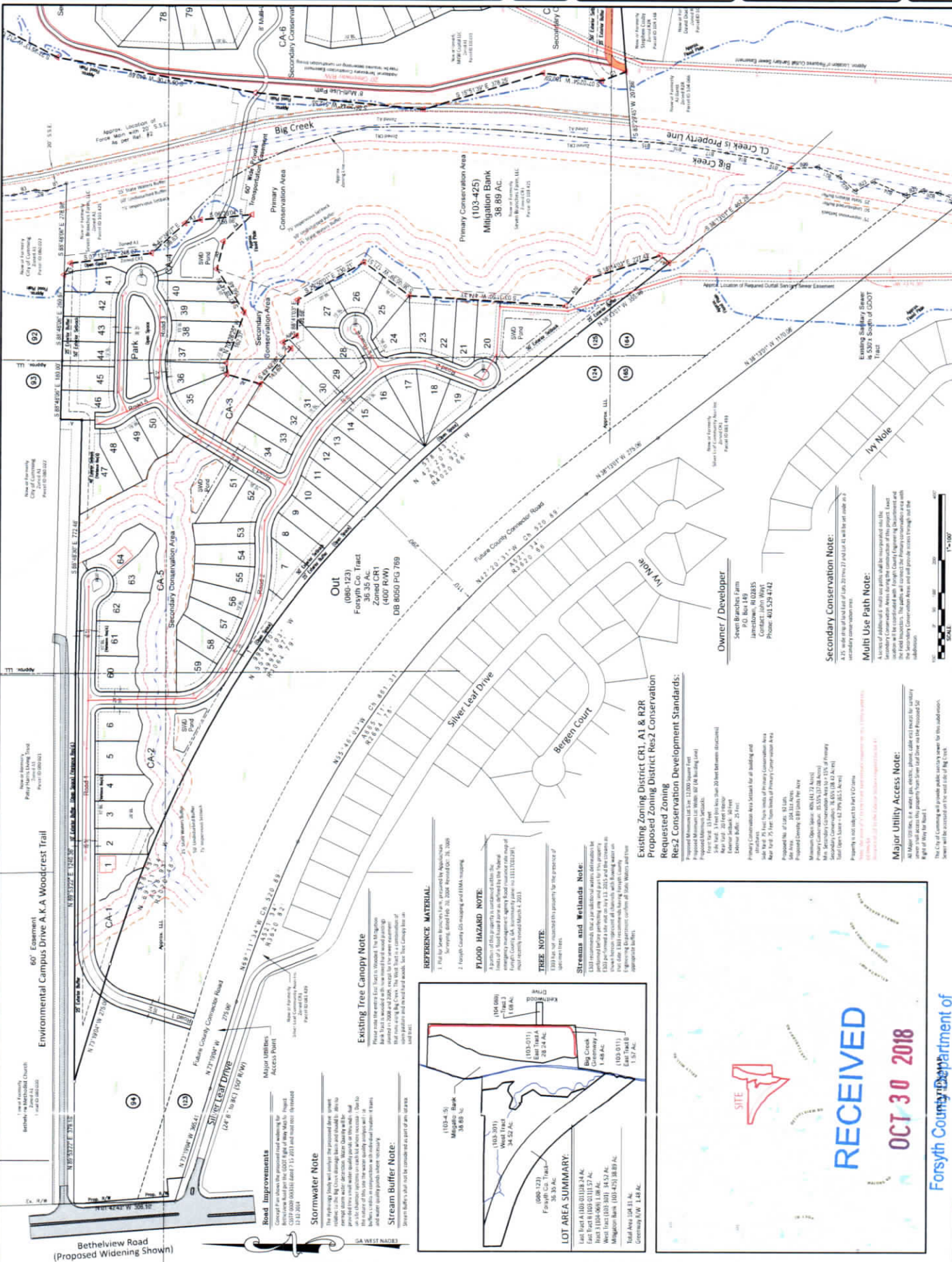
Sincerely,

Ethan Underwood

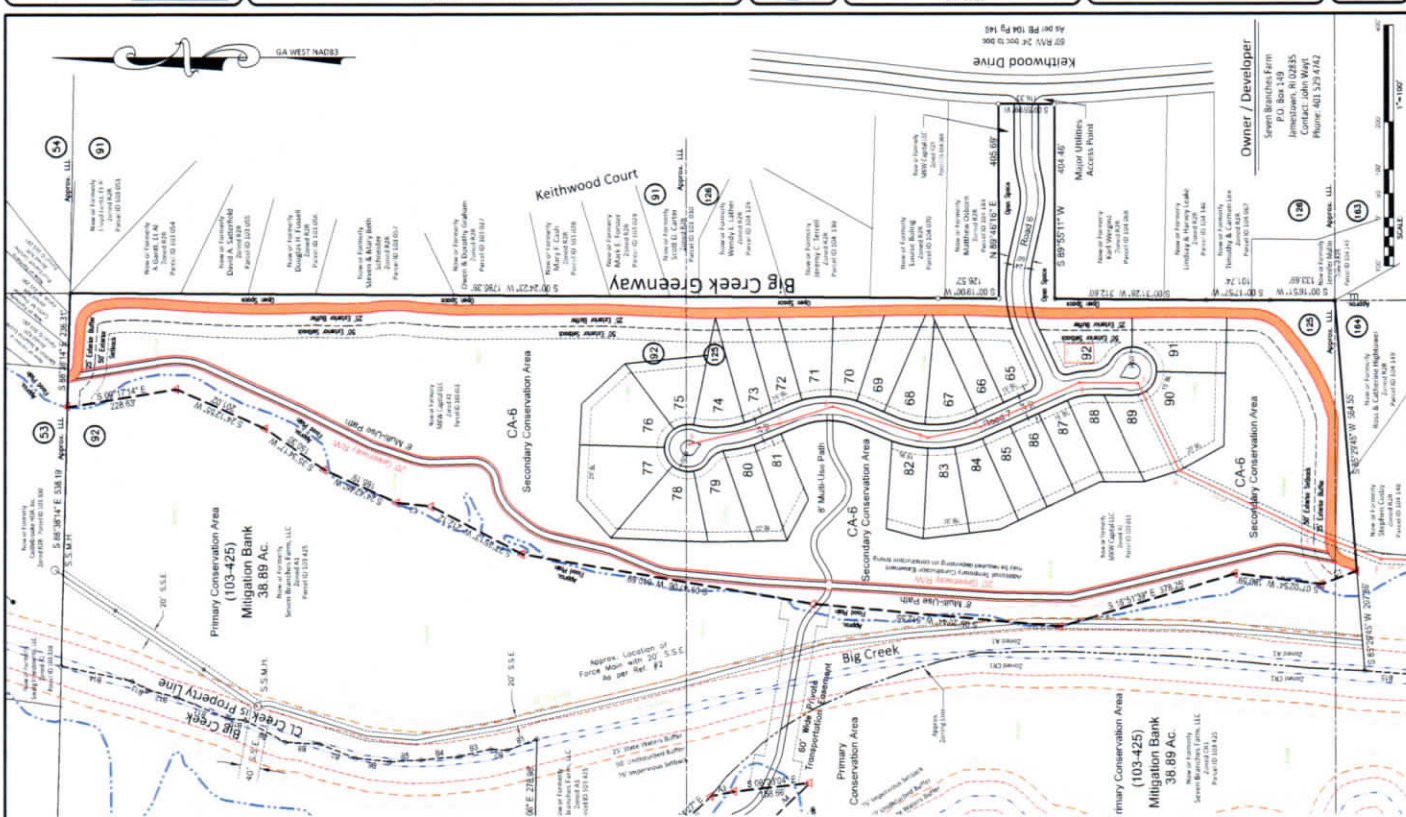
Enclosure







Forsyth County Department of  
Planning & Community Development  
2A3862



City of Cumming Sewer Design Note

This proposed utility system is shown on the City of Cumming Sewer Design Note. The City of Cumming is responsible for the design and construction of the sewer system. The City of Cumming is not responsible for the design and construction of the sewer system shown on this map.

**Existing Tree Canopy Note**

Please note the existing tree canopy on the site. The tree canopy is shown on the site plan. The tree canopy is not to be removed or altered without the approval of the City of Cumming.

**Stormwater Note**

The existing stormwater system is shown on the site plan. The stormwater system is not to be removed or altered without the approval of the City of Cumming.

**REFERENCE MATERIAL**

1. Plan for Sewer System, prepared by the City of Cumming, dated 10/20/2014.
2. City of Cumming, Georgia, dated 10/20/2014.

**FLOOD HAZARD NOTE**

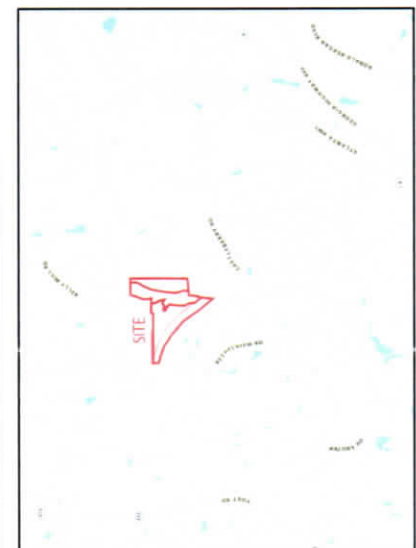
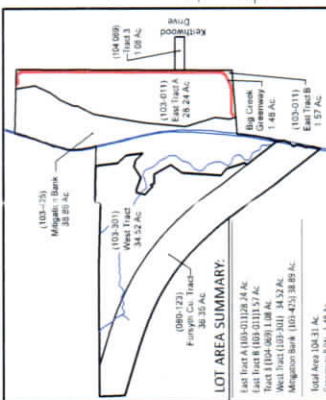
A portion of this property is located within the flood hazard area shown on the Flood Insurance Rate Map (FIRM) for the City of Cumming, Georgia, dated 10/20/2014.

**THREE NOTE**

This note is for informational purposes only. It is not to be used as a basis for any legal action.

**Streams and Wetlands Note**

This property is located within the streams and wetlands area shown on the site plan. The streams and wetlands are not to be removed or altered without the approval of the City of Cumming.



LOCATION MAP

**Stream Buffer Note:**

Stream buffer is shown on the site plan. The stream buffer is not to be removed or altered without the approval of the City of Cumming.

**Existing Zoning District CR1, A1 & R2R**

Proposed zoning is shown on the site plan. The proposed zoning is not to be removed or altered without the approval of the City of Cumming.

**Requested Zoning**

Res2 Conservation Development Standards:

Proposed: Minimum lot size: 12,000 square feet

Proposed: Minimum lot width: 100 feet

Proposed: Minimum lot depth: 100 feet

Proposed: Minimum lot area: 12,000 square feet

Proposed: Minimum lot width: 100 feet

Proposed: Minimum lot depth: 100 feet

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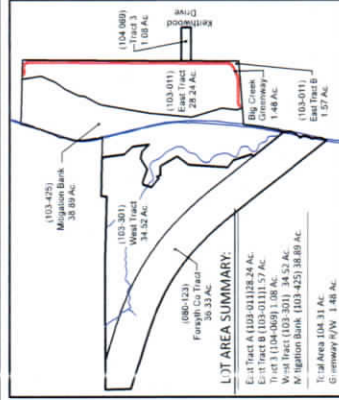
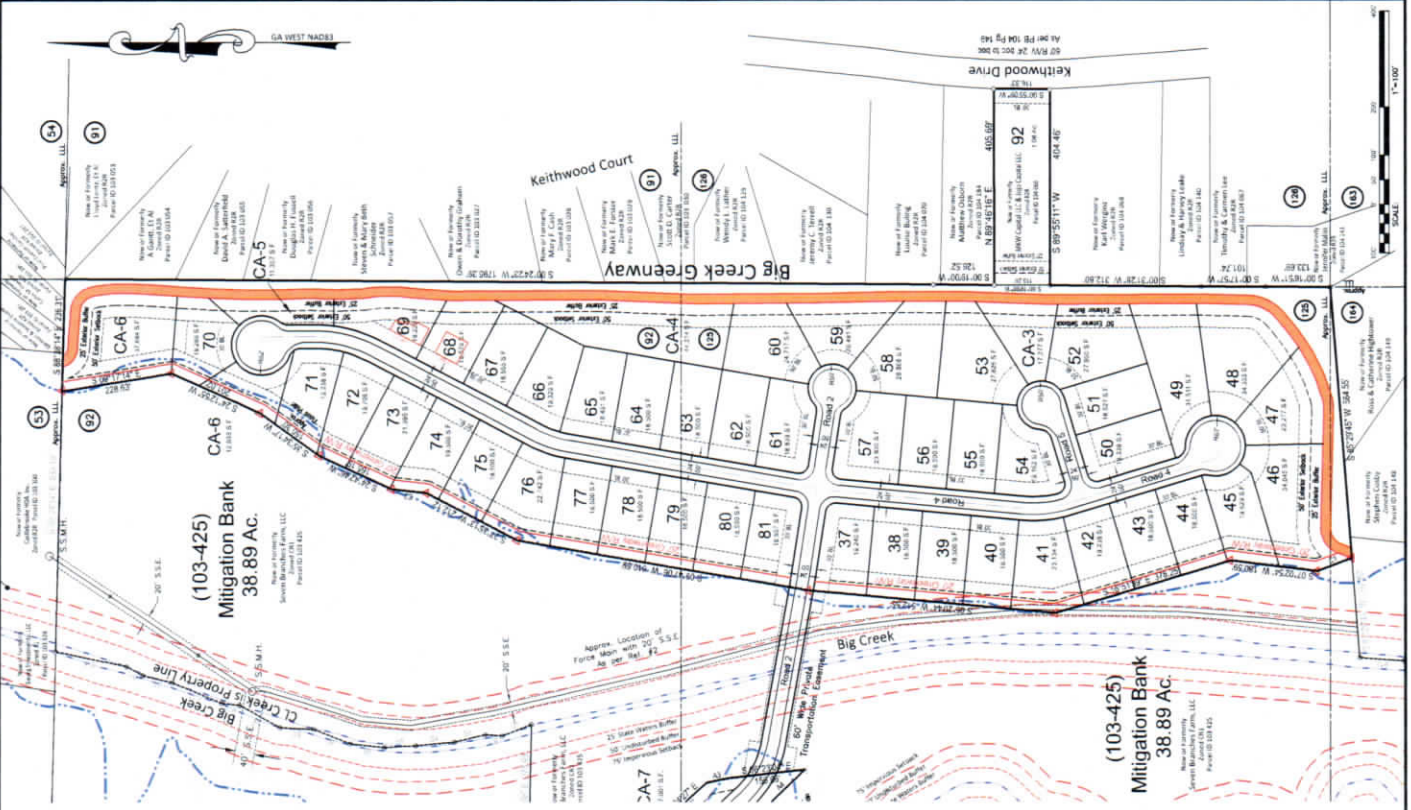
Proposed: Minimum lot area: 12,000 square feet

Proposed: Minimum lot width: 100 feet

Proposed: Minimum lot depth: 100 feet

Proposed: Minimum lot area: 12,000 square feet





Property Line Label	Distance
A1 N 0° 11' 30" E 44.00'	44.00'
A2 S 69° 21' 03" E 40.00'	40.00'
A3 S 11° 20' 37" E 48.00'	48.00'
A4 S 76° 33' 35" W 18.15'	18.15'
A5 S 65° 05' 52" W 25.64'	25.64'
A6 S 15° 48' 51" W 104.29'	104.29'
A7 S 24° 37' 06" E 47.30'	47.30'
A8 S 49° 24' 41" E 109.45'	109.45'
A11 S 40° 27' 53" W 14.52'	14.52'

Property Line Label	Distance
B1 S 20° 33' 08" E 77.00'	77.00'
B2 S 88° 09' 24" E 11.34'	11.34'

Property Line Label	Distance
C1 S 20° 33' 08" E 77.00'	77.00'
C2 S 88° 09' 24" E 11.34'	11.34'

**REFERENCE MATERIAL:**  
1. Plat for Seven Branches Farm, prepared by August W. Lurveying, dated Feb. 20, 2004.  
2. Forsyth County GIS mapping and FEMA maps.

**FLOOD HAZARD NOTE:**  
A portion of this property is contained within the limits of a flood hazard zone as defined by the insurance rate map of Forsyth County, GA. (Consolidated Flood Hazard Insurance Rate Map, dated March 16, 2013).

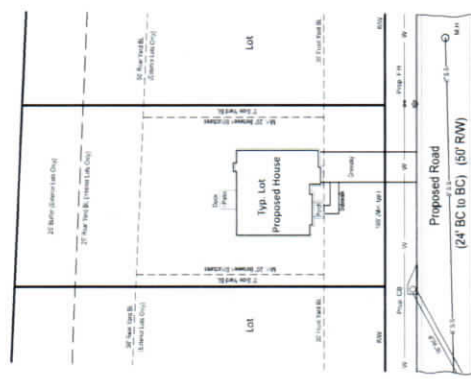
**SE:**  
I have inspected this property for the purposes of this plan.

**Streams and Wetlands Note:**  
S&W recommends that a jurisdictional waters determination be performed before performing any land use activities that may affect the stream or wetlands. On July 13, 2023, the stream was observed to be in good health with flowing water on the stream bed. Engineering Department confirms all State Waters are their appropriate buffers.



LOCATION MAP  
04/15/2024

Typical Lot for Zoning Purpose Only



**Owner / Developer**  
Seven Branches Farm  
P.O. Box 149  
Jamestown, GA 02835  
Phone: 401.524.7472

**LUT AREA SUMMARY:**  
East Tract A (103-0118) 24.24 Ac.  
East Tract B (103-0119) 1.48 Ac.  
West Tract (103-0118) 34.52 Ac.  
Mitigation Bank (103-425) 38.89 Ac.  
Total Area 104.31 Ac.  
G: primary / W: 1.48 Ac.