



Forsyth County Department of Planning & Community Development

LESLIE SILAS, Planner II

August 25, 2017

MKW Capital, LLC
P.O. Box 149
Jamestown, RI 02835

RE: Application for Board Submittal – ZA3862

Dear Applicant,

Per UDC 8-5.5(D)(5), adding variances constitutes a major application change; therefore this application is required to go back to Zoning Review.

Your Rezoning Application for Board Consideration was reviewed and the following items were not included on the conservation plan:

- 1) Road 1 entrance shall be removed from Forsyth County property; alternate access shall be provided.
- 2) The two variance requests that were submitted should be consolidated into Variance #1, as they are referring to the same variance. The UDC section should be noted as UDC 19-3.3)(G)(1) and by reference Table 11.2(b). The variance must be identified on the site plan.
- 3) Provide a written notation explaining the design constraint prohibiting lots 42 – 46 and 65 – 73 from abutting open space on at least one side or label 25' exterior buffer as open space.
- 4) Lots 20 – 41 abut a primary conservation area. The minimum setback for buildings and structures on lots abutting primary conservation areas to the rear or side lot line shall be 75 feet along the adjoining lot line and all points therein. Amend the site plan accordingly.

The following items were not included on the yield plan:

- 1) Road 1 entrance shall be removed from Forsyth county property; alternate access shall be provided.
- 2) The two variance requests that were submitted should be consolidated into Variance #1, as they are referring to the same variance. The UDC section should be noted as UDC 19-3.3)(G)(1) and by reference Table 11.2(b). The variance must be identified on the site plan.
- 3) The Big Creek Greenway right-of-way shall not be located in the exterior buffer or on individual lots. Amend site plan accordingly.

The next scheduled Zoning Review filing deadline is September 8, 2017.

If you have any questions, please contact the Department of Planning & Community Development at (770) 781-2115 ext. 4568 or ext. 2780. We suggest doing so at least 5 business days before the next filing deadline.

Sincerely,

A handwritten signature in blue ink that reads "Leslie Silas". The signature is written in a cursive style with a large, sweeping initial 'L'.

Leslie Silas
Planner II