



## ZA3955 - 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 Open Space Residential District (OSR) to Agricultural District (A1) on 2.316 acres for 2 residential lots with a density of 0.87 units per acre.

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

Applicant is requesting a variance to 1. Reduce the front setback along the eastern property boundary adjacent to the existing structure only from 50 ft. to 25 ft. (UDC Table 15.2).

### CONTACT INFORMATION:

**Applicant:**

Spencer and Hannah Duncan  
8280 Jot Em Down Road  
Gainesville GA 30506

**Owner(s):**

Spencer and Hannah Duncan

**Attorney Representation:**

### IMPORTANT DATES:

**APPLICATION FOR ZONING REVIEW**

**Date Submitted:** 10/02/2019

**Zoning Review Meeting Date:**

11/06/2019

### PROPERTY INFORMATION:

**LOCATION:**

The property is located at 8280 Jot Em Down Road, Gainesville, GA 30506.

**SITE CHARACTERISTICS:**

Existing structures

**BOC District:** 4

**Current Zoning:** OSR

**Tax Map & Parcel #'s (PINs):**

292-010

**DRI:** No

**Watershed:** Chattahoochee  
River-Lake Lanier

### REQUESTED ACTION:

**Proposed Zoning:** A1

**Min. Heated Floor Area:** 700

**Method of Sewage Disposal:**

Septic

**Proposed # of Lots:** 2

**Total Acreage:** 2.3160

**Min Lot Size:**

**Proposed # of Parking:**

**Location & Distance to**

**Units or Lots /Acre:** 0.87

**Commercial Square Footage:**

**Sewer/Septic Access:**

On subject property

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## **STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:**

### **PLANNING COMMENTS:**

This property is designated within the Chestatee/Jot Em Down Character area.

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

1. Show and label existing right-of-way dimensions for Jot Em Down Road as 80 ft. and proposed as 100 ft. Revise setback so it is measured from proposed right-of-way; the variance request may need to be revised. Add 'existing and proposed' after right-of-way dimension labeled for Forest Path Drive.
2. Note the proposed building height (UDC Table 15.2).
3. Note the density as 0.87 units per acre.
4. Note and delineate the variance request so it is congruent with the application.
5. Note the square footage for the proposed house.
6. Change tax map/parcel number 292-022 to 293-022 and the zoning district from OSR to A1 so they are congruent with county tax map records.
7. Show preliminary and existing locations and point of access for major utility lines (e.g. water, gas, electric, etc.).
8. Show and label preliminary and existing wastewater facilities including areas reserved for drain field(s) and septic tank(s).

City of Cumming: None.

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

Business License: None.

Health Department: Applicant will need to contact the Environmental Health office at 770-781-6909 for a new septic system permit.

Board of Education: Due to the small development of 2 homes, this application does not have any substantial impact that can be calculated.

### **POSSIBLE PLANNING CONDITIONS:**

1. Development shall be substantially in accordance with the site plan on file in the Department.

### **ARBORIST COMMENTS:**

None.

### **ENGINEERING COMMENTS:**

Review Date: 11/06/19

Road Name: Jot-Em-Down Road Classification: Collector  
Existing R/W: 80' Proposed R/W: 100'

Road Name: Forest Path Drive 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 unless recommended improvements are not incorporated into construction plans .

Required 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 50 feet from centerline of Jot-Em-Down Road as part of site development or Certificate of Occupancy or when required for road improvement project as determined by Department of Engineering.

### **STATE WATERS COMMENTS:**

There are no state waters present.

**WATER & SEWER COMMENTS:**

Review Date: 16 October 2019

Road Name: 8280 Jot em Down Road

Water Service and Location: 8" water on Jot em Down Road.

Receiving Sewer WRF: NA. No public sewer currently available.

Comments: None.

**POSSIBLE WATER & SEWER CONDITIONS:**

None.

**NRCS COMMENTS:**

Property contains Cecil, eroded gently sloping phase soils. Make sure perimeter erosion control measures are properly installed and maintenance is carried out on BMP's throughout the project.

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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 **11/07/2019** and will extend through **05/04/2020**. 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 **11/07/2019**, 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.