



ZA3961 - 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 Lake Residential District (LR) to Agricultural District (A1) on 1.331 acres with a Conditional Use Permit (CUP) to operate a 1,120 sq. ft. short-term rental for 4 overnight guests with 2 parking spaces.

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

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

CONTACT INFORMATION:

Applicant:

Ruth Ann Estenssoro
6645 Dogwood Road
Gainesville GA 30506

Owner(s):

Ruth Ann Estenssoro

Attorney Representation:

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted: 12/03/2019

Zoning Review Meeting Date:

01/02/2020

PROPERTY INFORMATION:

LOCATION:

The property is located at 6645 Dogwood Road, Gainesville, GA 30506.

SITE CHARACTERISTICS:

Existing structure

BOC District: 4

Current Zoning: LR

Tax Map & Parcel #'s (PINs):

312-043

DRI: No

Watershed: Chestatee River-Lake Lanier

REQUESTED ACTION:

Proposed Zoning: A1

Min. Heated Floor Area: 1,120

Method of Sewage Disposal:

Septic

Proposed # of Lots: 1

Total Acreage: 1.3310

Min Lot Size:

Proposed # of Parking: 2

Location & Distance to

Units or Lots /Acre: 0.76

Commercial Square Footage:

Sewer/Septic Access:

On subject property

STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

PLANNING COMMENTS:

This property is designated within the Lanier Character Area.

The property is located in Dogwood Hills subdivision.

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

1. Revise variance request note so it is congruent with the application; delineate the variance request for the existing structure.
2. Show parking calculations based on two spaces per unit (UDC Table 17.1).
3. Revise 'Commercial Business District' to 'Agricultural District' under Requested Zoning.
4. Show tax map/parcel number for Core of Engineer property as 312-145.
5. Add the zoning district to abutting property 312-033.
6. Add 'existing and proposed' after right-of-way dimension labeled for Dogwood Road.
7. Show and label preliminary and existing wastewater facilities including areas reserved for drain field(s) and septic tank(s).
8. Show and label existing tree canopy (general location of existing canopy as indicated on the county GIS aerial photography).
9. Remove tax map/parcel 312-154 since the two parcels have been combined per MP190289.

City of Cumming: None.

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

Business License: None.

Health Department: None.

Board of Education: None.

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: 01/02/20

Road Name: Dogwood Road Classification: Local

Existing R/W: 60' Proposed R/W: 60'

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.

Recommended 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:

None.

STATE WATERS COMMENTS:

The Corps of Engineers 1085 boundary is shown correctly.

WATER & SEWER COMMENTS:

Review Date: 12 December 2019
Road Name: 6645 Dogwood Road
Water Service and Location: 8" water main on Dogwood Road.
Receiving Sewer WRF: NA - Septic.
Comments: None.

POSSIBLE WATER & SEWER CONDITIONS:

None.

NRCS COMMENTS:

Site contains Cecil fine sandy loam, steep phase soils. Proposed rezoning should have no negative impact on the natural resources on this site.

INFORMAL RECOMMENDATION:

Based upon the information submitted in this application:

Supportive.

PROCEDURES:

Please be aware of the following important information:

APPLICANT WORK TIME INFORMATION

Your Applicant Work Time starts on **01/03/2020** and will extend through **06/30/2020**. 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 **01/03/2020**, 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.