



SP190013 - 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 build a 36,000 sq. ft. office with 150 parking spaces on 5.187 acres currently zoned Commercial Business District (CBD).

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

None.

CONTACT INFORMATION:

Applicant:

Capstone Property Group, LLC -
Jonathan Collins
1485 Jesse Jewell Parkway
Suite 100
Gainesville GA 30501

Owner(s):

Capstone Gateway 1, LLC
Capstone Gateway 2, LLC

Attorney Representation:

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted: 12/06/2019

Zoning Review Meeting Date:

01/02/2020

PROPERTY INFORMATION:

LOCATION:

The property is located at 1725 Trammel Road, Cumming, GA 30041.

SITE CHARACTERISTICS:

Partially wooded

BOC District: 5

Current Zoning: Commercial Business D

Tax Map & Parcel #'s (PINs):

DRI: No

Watershed: Chattahoochee
River-Suwanee Creek

174-626

REQUESTED ACTION:

Proposed Zoning:

Min. Heated Floor Area:

Method of Sewage Disposal:

Proposed # of Lots:

Total Acreage: 5.1870

City sewer

Min Lot Size:

Proposed # of Parking: 150

Location & Distance to

Units or Lots /Acre:

**Commercial Square
Footage:** 36,000

Sewer/Septic Access:

On subject property

STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

PLANNING COMMENTS:

This property is designated within the Haw Creek and Daves Creek Character Area primarily inside the Haw Creek Community Node.

The property is located within the Buford Highway Overlay District and must comply with overlay district regulations.

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

1. Note the proposed building coverage (% of lot) and building height (UDC Table 12.2).
2. Show and label a 5 ft. sidewalk connecting the right-of way with all non-residential main building entrance(s) (UDC 21-11.5(D)).
3. Label all inter-parcel connections (UDC 21-11.5(C)).
4. Revise the rear setback from 10 ft. to 25 ft. along the eastern property line (UDC Table 12.2).
5. Show and label a 50 ft. setback along property lines abutting Agricultural District (A1) (UDC Table 12.2).
6. Show and label a 40 ft. buffer along property lines abutting Agricultural District (A1) (UDC Table 12.2).
7. Show and label a 10 ft. landscape strip along side and rear lot lines (UDC 12-10.15).
8. Show and label a minimum of 5% common area between the primary building entrance and the right-of-way and include some combination of seating, fountains, landscaped focal point or public art (UDC 21-11.6(A)(8)). Include the proposed acreage under notes.
9. Add an additional accessible parking space to comply with parking requirements (UDC Table 17.2).
10. Remove topography lines.
11. Note proposed acreage of open space; a minimum of 15% is required (UDC Table 12.2). Proposed open space acreage shall be congruent on the application and the site plan.
12. Revise the zoning district from 'MP' to 'MPD' on abutting tax map/parcel number 201-006.
13. Add 'existing and proposed' after right-of-way dimension labeled for Trammel Road.
14. Show and label a minimum 200 sq. ft. island at each end of every single parking bay and every 150 linear ft. of parking space; every parking space must be within 50 feet of the trunk of a tree.

City of Cumming: This development must be connected to City water and sewer.

Building Inspections: Building plans are required per the procedure outlined on our website; this project will require a Commercial Plan Review.

Business License: Future businesses will need to apply for a business license.

Health Department: None.

Board of Education: None.

POSSIBLE PLANNING CONDITIONS:

None.

ARBORIST COMMENTS:

1. A minimum 200 square foot island is required at each end of every Single Parking Bay and every 150 linear feet of parking space.
2. Every parking space must be within 50 feet of the trunk of a tree.
3. 10-foot minimum width landscape strip required along all side and rear lot or lease lines for commercial & office districts.

ENGINEERING COMMENTS:

Review Date: 01/02/20

Road Name: Trammel Road Classification: Collector
Existing R/W: Varies Proposed R/W: Varies

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 State Waters are shown correctly with appropriate State and County stream buffers.

WATER & SEWER COMMENTS:

Review Date: 12 December 2019

Road Name: 1725 Trammel Road

Water Service and Location: City shows serving.

Receiving Sewer WRF: City shows serving

Comments: None.

POSSIBLE WATER & SEWER CONDITIONS:

None.

NRCS COMMENTS:

Property contains Cecil, Appling, eroded gently sloping phase soils. A portion of this property is made up of hydric (wetland) soils. These soils are not suitable for building. These areas need to be clearly identified and taken into allowance when the useable acreage is calculated. Property contains state waters which should be delineated at the beginning of the project in order to maintain undisturbed buffers and protect water quality .

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.