

**SP200002 - 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 147,997 sq. ft. elementary school with 221 parking spaces on 42.496 acres currently zoned Single Family Residential District (RES3).

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

Applicant is requesting a variance to 1. Increase the parking maximum from 25% to 54% above the required minimum (UDC 17-2.7).

CONTACT INFORMATION:**Applicant:**

Forsyth County Board of Education
1120 Dahlonega Hwy.
Cumming GA 30040
770-887-2461

Owner(s):

Forsyth County Board of Education

Attorney Representation:**IMPORTANT DATES:****APPLICATION FOR ZONING REVIEW**

Date Submitted: 02/07/2020

Zoning Review Meeting Date:

03/04/2020

PROPERTY INFORMATION:**LOCATION:**

The property is located northwest of Castleberry Road, approximately 300 ft. northeast of the intersection with Fenwick Drive. This property is also located immediately west of property known as 4754 Castleberry Road, Cumming, GA 30040.

SITE CHARACTERISTICS:

Undeveloped

BOC District: 3

Current Zoning: RES3

Tax Map & Parcel #'s (PINs):

DRI: No

Watershed: Big Creek

104-001

REQUESTED ACTION:

Proposed Zoning:

Min. Heated Floor Area:

Method of Sewage Disposal:

Proposed # of Lots:

Total Acreage: 42.4960

City sewer

Min Lot Size:

Proposed # of Parking: 221

Location & Distance to

Units or Lots /Acre:

**Commercial Square
Footage:** 147,997

Sewer/Septic Access:
West of subject property

STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

PLANNING COMMENTS:

This property is designated within the Vickery Creek Character Area.

The property is located within the Campground-Castleberry-Kelly Mill-Pittman-Post-Shiloh Road 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 variance request.
2. Include the entire boundary and outline it in a bolder line weight.
3. Show and label front, side and rear setbacks (UDC Table 11.2(b)).
4. Show and label a 15 ft. landscape strip along Castleberry Road (UDC 21-10.4).
5. Note the square footage of the proposed building.
6. Show tax map/parcel and owner name of subject property and all abutting properties as shown on current county tax map records.
7. Show and label existing zoning districts of all abutting properties.
8. Show and label a four-board fence along Castleberry Road (UDC 21-10.3).
9. Note the proposed building height (UDC Table 11.2(b)).
10. Remove topography lines.
11. Show parking calculations for the elementary school based on one parking space per employee plus one additional parking space per ten employees (UDC Table 17.1); show and label 1 additional accessible space for a total of 7 accessible spaces (UDC Table 17.2).
12. Show and label existing and proposed right-of-way dimensions for Castleberry Road as 'varies'.
13. Show and label existing tree canopy (general location of existing canopy as indicated on the county GIS aerial photography).
14. Show preliminary and existing locations and point of access for major utility lines (e.g. water, gas, electric, etc.).

City of Cumming: None.

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

Business License: None.

Health Department: None.

Board of Education: None.

POSSIBLE PLANNING CONDITIONS:

None.

ARBORIST COMMENTS:

None.

ENGINEERING COMMENTS:

Review Date: 03/04/2020

Road Name: Castleberry Road Classification: Minor Arterial
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.

Provide pedestrian connections from multiuse path on Castleberry Road to school and bus drive.

Stormwater Considerations: All developments must comply with Ordinance 75, Stormwater Management and Ordinance 55, Flood Damage Prevention.

POSSIBLE ENGINEERING CONDITIONS:

None.

STATE WATERS COMMENTS:

State waters are properly identified.

WATER & SEWER COMMENTS:

Review Date: 21 February 2020

Road Name: Castleberry Road

Water Service and Location: City Service Area

Receiving Sewer WRF: City Service Area

Comments: None

POSSIBLE WATER & SEWER CONDITIONS:

None.

NRCS COMMENTS:

Subject property contains Congarere, Chewacla and Cecil soils, severely eroded gently sloping phase to moderately steep phase soils. Property also has some hydric (wetland soils which are poorly drained). This should be kept in mind when planning the use of this area.

PROCEDURES:

Please be aware of the following important information:

APPLICANT WORK TIME INFORMATION

Your Applicant Work Time starts on **03/05/2020** and will extend through **08/31/2020**. 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 **03/05/2020**, 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.