



SP200002 - STAFF REPORT

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).

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted: 02/07/2020
Zoning Review Meeting Date: 03/04/2020

PROPOSAL FOR BOARD CONSIDERATION

Date Submitted: 03/20/2020
Planning Commission Public Hearing:
BOC Final Decision (estimated): 05/21/2020

CONTACT INFORMATION:

APPLICANT

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

ATTORNEY REPRESENTATION

OWNER(S)

Forsyth County Board of Education

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
Sewer/Septic Access:

Units or Lots /Acre:

Commercial Square

West of subject property

Apt./Condo Units:

Footage: 147,997

ADJACENT ZONING/LAND USE:

DIRECTION: ZONING:

NORTH: R2R

SOUTH: R2R/A1

EAST: A1

WEST: R2R

LAND USE:

Detached Single Family Residential/Undeveloped

Detached Single Family Residential/Undeveloped

Detached Single Family Residential

Detached Single Family Residential

STAFF COMMENTS:

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.

This Sketch Plat (SP) is associated with an Alternate Design. The SP and Alternate Design will be considered concurrently by the Board of Commissioners.

The public participation meeting for this application was held on March 16, 2020. Please note that Governor Brian Kemp declared a statewide public health emergency on March 14, 2020 and the Forsyth County Administration building closed on March 19, 2020 to the public due to Covid-19 health concerns.

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.

LONG RANGE PLANNING COMMENTS:

NATURAL RESOURCES

The subject property is within the Big Creek watershed, which necessitates a 25% impervious surface limitation. The impervious surface area requirement shall be calculated based upon that portion of the water supply watershed within unincorporated Forsyth County; discrete parcels or projects will not be required to independently satisfy the impervious surface area limitations set forth above.

The Natural Resources inventory identified steep slopes are located on the subject property, which warrants careful soil and erosion measures.

Floodplains are present on the subject property. Proposed development within the floodplain must be submitted to the Department of Engineering prior to any permit approval.

Wetlands are present on the subject property.

CULTURAL RESOURCES

The Cultural Resources inventory does not identify any historic resources.

BIKE AND PEDESTRIAN FACILITIES

The 2025 Bicycle and Pedestrian Walkway Plan indicates an existing , multi-use path along Castleberry Road and the Greenway crosses through this property along the northwest corner. The developer will be obligated to install pedestrian facilities as required by the Department of Engineering.

The North Subarea Trails Master Plan does not indicate any future improvements .

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.

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

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.

RECOMMENDED STAFF ZONING CONDITIONS:

After reviewing all relevant information, including, but not limited to the information contained in this technical review and the information presented in the public hearing process, should the Board of Commissioners approve this rezoning request, County Staff recommend the following conditions:

PLANNING CONDITIONS:

None.

WATER & SEWER CONDITIONS:

None.

ENGINEERING CONDITIONS:

None.