



1.90 ACRES

SOUTHEAST FORSYTH COUNTY

STATE ROUTE 20 * BUFORD HIGHWAY

PUBLIX: 1/3 mile south

ACROSS FROM NALLY NISSAN

ZONED CBD: 1.50 ACRES BUILDABLE

15,000 SQUARE FEET OF BUILDINGS

RESTAURANT, RETAIL, MEDICAL OFFICE

\$600,000.

GENTLE TOPOGRAPHY

SANITARY SEWER NEXT PARCEL

320 FEET ON SR20 EAST: TRAFFIC 2017 AADT 40,000

WOLF REALTY, INC.

6010 PROVIDENCE LANE; • CUMMING, GEORGIA 30040

PHONE: 770-888-8889 • CELL 678-371-4551

www.wolf-realty.com

CONTACT: DAN WOLF

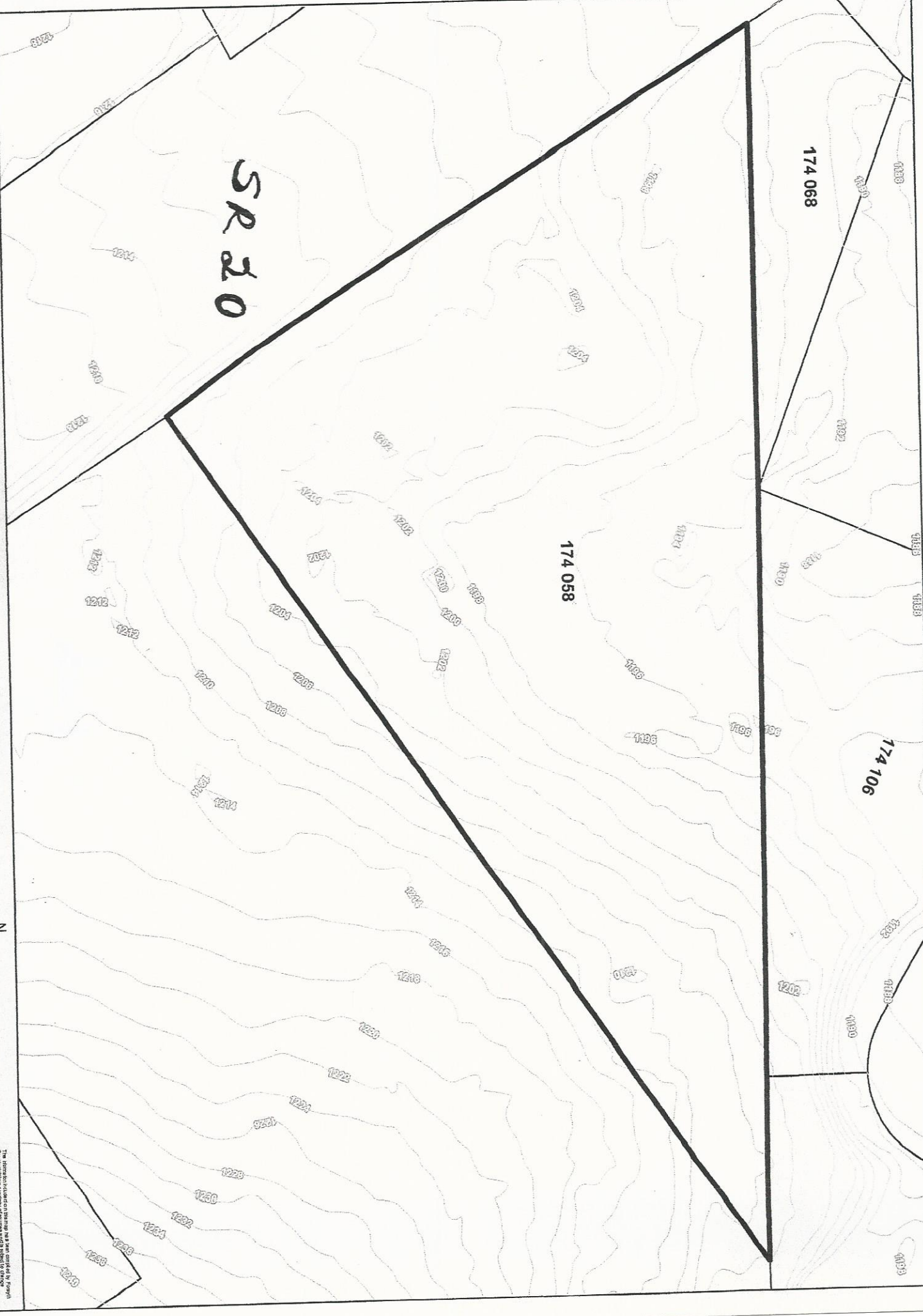
770-888-8889



FORSYTH COUNTY GEORGIA
GEOGRAPHIC INFORMATION SERVICES



The information contained on this map was compiled by Geographic Information Systems, Forsyth County, Georgia, from various sources. The information is provided as a service to the public and is not intended to be used for any purpose other than that for which it was originally intended. The information is provided "as is" and without warranty, express or implied, of any kind. The user assumes all responsibility for the use of the information. The information is not to be used for any purpose other than that for which it was originally intended. The information is provided "as is" and without warranty, express or implied, of any kind. The user assumes all responsibility for the use of the information.





DRAFT



Forsyth County Department of Planning and Development

PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSE

EXHIBIT B

DATE: October 5, 2004

TO: Forsyth County Board of Commissioners

FROM: Forsyth County Planning Commission

RE: Recommendation of Rezoning Application
Zoning Application Number: #2949
Application Name: TOM W. COBB, SR.
Rezone from O & I Use District to CBD
Tax Map: 174 Parcel Numbers: 058

As a result of the meeting held on September 28, 2004, the Forsyth County Planning Commission recommends **APPROVAL WITH CONDITIONS** on the above applicant's request.

REASONS FOR RECOMMENDATION:

This zoning conforms with the Comprehensive Plan of Forsyth County and the information presented shows that this rezoning is justified.

CONDITIONS:

1. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
2. Show any proposed easements required for SR 20 widening project.
3. Developer shall obtain an entrance permit from Georgia DOT and construct all improvements on SR 20 as required by Georgia DOT and/or Department of Engineering based on final configuration of site plan.
4. Developer shall comply with Ordinance 75, Stormwater Management.
5. Show all flood plain on site plan and comply with Ordinance 55, Flood Damage Prevention. There shall be no encroachment in flood plain except as approved by Department of Engineering.

6. All utilities must be underground.
7. Exterior lighting fixtures shall be not closer to adjoining residences than within five (5) feet of the perimeter of the paved surface of the parking lots and shall be not more than twenty-five (25) feet high and shall be designed so as to minimize light spillage to not more than 1.2 foot candle along adjoining residential property lines and shall point downward and inward. Pole fixtures shall be of a type similar to sharp cutoff luminaires which shall be utilized for glare control.
8. Buffers and landscaping shall be provided as shown in the attached site plan except for the additional landscaping required by these conditions along the common boundary with The Gates subdivision.
9. Where there is not an existing buffer of trees a staggered row of five (5) foot high Leyland Cypress shall be planted along the boundary with homeowners in The Gates subdivision. These will be maintained and replaced as required by Developer.
10. No fast food drive-through restaurants shall be allowed on the subject property.
11. There shall be no "Hooters" restaurant, gas station, convenience store, free standing bar, adult entertainment club, adult novelty store, electronic game room, pawn shop, pool hall or tattoo parlor allowed on the subject property.
12. All buildings shall include a finished facade on all sides. Prohibited exterior finishes shall include exposed concrete block, weeping mortar joints and unnatural brick tone.
13. Building signage shall be limited as follows:
 1. No exposed neon.
 2. No roof signs.
 3. No flashing signs.
14. Freestanding signage shall be consistent with building architectural theme and materials. Landscaping shall be installed at the base, consistent with theme of the shopping center's landscape design. One freestanding monument sign shall be permitted on State Route 20. No pole sign shall be permitted.
15. There shall be no garbage pick-up between 10:00 p.m. and 8:00 a.m.. No garbage shall be stored between any building and homes in the The Gates subdivision. Garbage containers shall be shielded from view by an enclosure with an exterior finish consistent with building architectural theme and materials.
16. There shall be no business conducted between 11:00 p.m. and 7:00 a.m.
17. Final site plan to be approved by District #5 Commissioner.

EXHIBIT C

Legal Description

All that tract or parcel of land lying and being in Land Lot 365 of the 2nd District, 1st Section of Forsyth County, Georgia and being more particularly described as follows:

To find the true point of beginning of the property being described is at the intersection of the easterly right of way of Georgia Highway 20 and the northerly Land Lot Line of Land Lot 365. This is the true point of beginning.

Thence North 89° 36'00" East
a distance of 592.05' to a Point;
thence South 56° 13'55" West
a distance of 505.37' to a Point on the R/W of Georgia Hwy 9;
thence along the R/W North 32° 36'24" West
a distance of 320.56' to a Point;
thence North 06° 54'24" East
a distance of 6.78' to a Point;
Which is the true point of beginning.
Said property contains 1.913 acres more or less.