



## Forsyth County Department of Planning and Development

PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSING

September 8, 2005

The Goddard School  
c/o James L. King  
3366 Harbour Point Parkway  
Gainesville, GA 30506

RE: ZA #3098 Rezone from: A1 & RES-4 to CBD with a variance  
Land Lot(s): 309  
Map & Parcel: 082-007, 008, 009  
Acres: 3.96

*including 1.36 ACRES  
10,500 SF RETAIL*

Dear Sirs:

This is to confirm that at their regular meeting on August 18, 2005, the Forsyth County Board of Commissioners approved rezoning request by The Goddard School, from A1 & RES-4 to CBD to allow the proposed use/development of a daycare center and retail with the following conditions:

1. The development shall be developed under similar conditions of ZA# 2956. A copy is attached for reference.
2. The development must meet fire flows of 1500 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
3. It will be the responsibility of the developer to install gravity sewer to connect to the Forsyth County public sewer system. Gravity sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.