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
Eustis

There shall be no encroachment or loss of land plane by Department of Planning, Planning Board, and County Planning Board.

4. Develop all plans and comply with Ordinance 72’s Stormwater Management

3. Prepare development plan and coordinate with County’s Stormwater Management

2. Show all proposed structures on property line and coordinate with construction

1. All improvements shall conform to Forsyth County Construction Standards and Specifications, unless otherwise specified.

CONDITIONS

This zoning classification will the County’s zoning plan and the information presented shows that the rezoning is justified.

REASONS FOR REZONING

Rezone from 0-A Use District to C-2 or B-2 Use District. Application Number: 2020-0149

Forsyth County Planning Commission

Recommendation of Rezone Application

Forsyth County Planning Commission

Recommendation of Rezone Application

Forsyth County Planning Commission

October 2, 2020

DATE

EXHIBIT B

Forsyth County Department of Planning and Development

DRAFT
Planned site plan is approved by Planning Officer in Exhibit A and is located in the center of the property with 100 feet of frontage on the north, 200 feet on the west, 100 feet on the south and 200 feet on the east.

1. No utility lines
2. No road signs
3. No cemeteries
4. No exposed masonry
5. Building sites shall be divided into the following categories:
   a. High density residential
   b. Low density residential
   c. Commercial
   d. Industrial
   e. Institutional
   f. Recreational
   g. Agricultural
   h. Public open space
   i. Utility lines
6. All utilities must be underground.

7. Exterior lighting fixtures shall be not closer to adjacent properties than 10 feet.

8. Additional landscaping required by these conditions shall be shown on the site plan except for the buffer and landscaping fronting the property.

9. Where there is an existing buffer or home, no architectural control will be provided or shown in the actual site plan except for the

10. No legal right of way or easement shall be provided on the subject property.

11. The site plan shall be submitted with the following documents:
   a. Site plan
   b. Elevation plans
   c. Stormwater management plan
   d. Site plan.

12. All buildings shall include a physical facade on all sides. Properly treated concrete entrance shall include a protective coating or finish and shall be

13. Building sites shall be divided into the following categories:
   a. High density residential
   b. Low density residential
   c. Commercial
   d. Industrial
   e. Institutional
   f. Recreational
   g. Agricultural
   h. Public open space
   i. Utility lines

14. All proposed elevations shall be submitted to the Planning Officer in Exhibit A.

15. No public utilities shall be required.

16. All areas shall be free of trees and shrubs.
Said property contains 1.913 acres more or less,
which is the true point of beginning:
 a distance of 6.78 to a point,
thence North 6° 54' 24" East
 a distance of 320.36 to a point,
thence along the R/W North 32° 32' 44" West
 a distance of 505.37 to a point on the R/W of Georgia Hwy 91
 thence South 56° 13' 55" West
 a distance of 592.05 to a point,
thence North 88° 36' 00" East
true point of beginning.
and the northerly line of land lot is at the intersection of the easement right of way of Georgia Highway 20
To find the true point of beginning of the property being described:
and being more particularly described as follows:
365 of the Zard District, 1st Section of Forsyth County, Georgia
All that tract or parcel of land lying and being in Land lot

Legal Description

EXHIBIT C