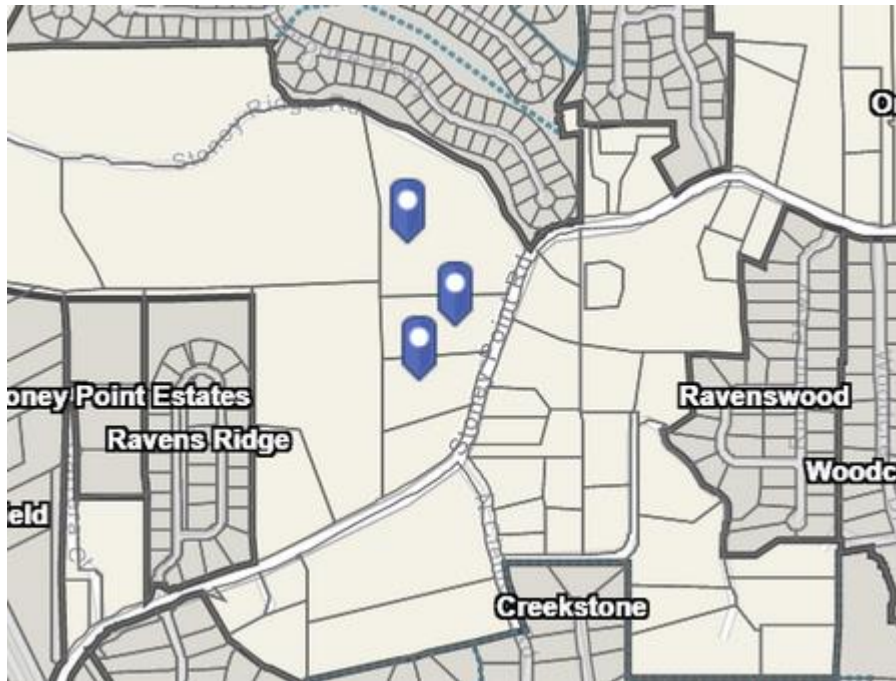


Stoney Point Road Residential Development



Summary

- 19.26 acres
- Comprised of three parcels with one decision maker
- All parcels have frontage to Stoney Point Road
- Stony Ridge Road is a side road bordering the property
- All sewer, water, and zoning information can be obtained at
 - GIS Link:
<https://forsythcoga.maps.arcgis.com/apps/webappviewer/index.html?id=0ba0bbacf6fe4162bbdd360c0b397bb5>
- These three parcels are currently zoned as A1 – Agricultural. Parcel 086-034 is also zoned A1. Please see the attached map showing zoning for these parcels and the surrounding area.

For reference, I am including Unified Development Code (UDC) Chapter 11, which covers residential zoning districts. In the front of the chapter are descriptions of the current zoning districts. There are permitted use tables and performance standard tables in this chapter. The (a) versions of the tables are for the older legacy districts that still exist in the County, and the (b) versions are for the current districts. Also of note is that these parcels are all within the Southeast Forsyth Residential District and are subject to those design standards, starting on page 21, Section 11-9.7.

https://www.forsythco.com/Portals/0/Documents/CommunityDevelopment/UDC/udc_013_ch11.pdf

Please keep in mind that any rezoning request must go through the public hearing process before the Planning Commission, and then the final decision is made by the Board of Commissioners.

For additional information on the rezoning process, please contact Angela Trasente, amtrasente@forsythco.com. I am including the link to the application guide which details the entire process.

<https://www.forsythco.com/Portals/0/Users/106/66/2666/ZCS%20Guide%20Complete.pdf>

FAQ's

- a. What zoning is the current neighborhood on Willowbrook Parkway called "The Gables"?
 - a. The Gables at Stoney Point is zoned Res3, which is a current zoning district. Density is 1.8 units per acre on sewer. (See Table 11.2(b) in Chapter 11.)
- b. Any developer would likely try to match that zoning of "The Gables". Is that something the county would support?
 - a. Is it in alignment with the master plan? Res3 is an appropriate zoning district for the character area.
- c. How far away is the nearest sewer tap? I know these sites would have to be tied into the county sewer system.
 - a. Res3 requires sewer. Contact the Water & Sewer Dept. to confirm service – 770-781-2160.
- d. What is the latest on the Ronald Reagan Boulevard Expansion to the west of this parcel?
 - a. <https://www.forsythnews.com/news/transportation/forsyth-county-approves-447-million-bid-ronald-reagan-boulevard-extension/>
 - b. <https://www.forsythco.com/News/on-the-move-watch-for-the-latest-updates-on-the-ronald-reagan-blvd-extension-project>