



DATE: 6/17/10

TO: Board of Commissioners

FROM: Matt Bucchin, Principal Planner

RE: Draft Unified Development Code (UDC) Changes

The Planning Commission recommendation letters and the full text of the proposed UDC changes have been provided for your review and consideration. This memo is intended to provide you with a summary of the proposed changes. The complete changes include the following:

Planning Commission (PC) / Zoning Board of Appeals (ZBA) Membership Changes – (Ch. 4: pg. 4-2; Ch. 6, pp: 6-1)

The County Attorney at the request of the Board of Commissioners drafted language to change the terms of membership for the PC and ZBA so that they run concurrent with the district Commissioner who appointed them.

Churches – (Ch. 11: pp. 11-5, 11-7, 11-8, 11-10; Ch. 15: pp. 15-4, 15-5)

The proposed changes will change churches from being permitted outright to requiring the approval of a conditional use permit (CUP) in residential and agriculture zoning districts.

Big Creek Impervious Area – (Ch. 21: pp. 21-1, 21-2)

The proposed changes clarify that the state mandated 25% impervious surface maximums in the Big Creek watershed only apply to the portion of the basin within Forsyth County and is calculated for the entire basin within Forsyth County, rather than being calculated parcel specific. It also includes a new section which would allow 'alternative criteria' to be used by the county if the state ever approves new regulations.

Master Planned District (MPD) Residential Density Calculations – (Ch. 20B, pg. 20B-2)

The proposed changes are to further clarify how residential density is calculated in MPD zoning districts.

Ch. 8 – Certificate of Mailing – (Ch. 8: pg. 8-10)

The proposed changes to chapter 8 include replacing the "certified mail, return receipt" requirements with "certificate of mailing" requirements. If adopted, all public participation letters would be sent out using a more cost effective Post Office process where letters would be verified sent, rather than verified received.

-Continued on Next Page-

Deletion of A2/CONS Zoning Districts – (Ch. 15: all pages; Ch. 8: pg. 8-6; Ch. 9, pg. 9-1; Ch. 12, pp. 12-10, 12-11, 12-16; Ch. 14, pp. 14-9, 14-11)

The proposed changes are intended to clean up a process where various preferential tax assessments should also have changed the underlying zoning district, i.e. A2 and CONS. If adopted, the changes will require 1) a change to the official zoning map of Forsyth County where all A2 parcels are changed to A1 parcels and 2) changes to the UDC to remove A2 and CONS from Ch. 15 and other minor A2/CONS references in other chapters. The changes also include deletion of Article V which references the previous repeal of Article V, Agriculture Recreation District. There is no other place in the code where the reference to a repealed zoning district is in the chapter itself.



FORSYTH COUNTY PLANNING AND DEVELOPMENT

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DATE: 6/17/10

TO: Board of Commissioners

FROM: Matt Bucchin, Principal Planner

RE: Draft Zoning Map Changes

The Planning Commission recommendation letter has been provided for your review and consideration. This memo is intended to provide you with a summary of the reasoning for the proposed zoning map changes.

The proposed zoning map changes only include changing all A2 zoned parcels to A1. There are currently 221 A2 zoned parcels in the county. There is not currently any CONS zoned parcels in the county. This change is to be considered concurrently with the proposed Unified Development Code (UDC) changes to delete the A2/CONS zoning districts from Ch. 15.

It was recommended by the County Attorney's office that if the Board were interested in approving this change, the decision should be made prior to the adoption of the UDC changes deleting the underlying zoning districts.



Forsyth County Department of Planning and Development

PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSE

DATE: May 28, 2010

TO: Forsyth County Board of Commissioners

FROM: Forsyth County Planning Commission

RE: Recommendation of Proposed Changes to the Zoning Map and Proposed Changes to Unified Development Code:
Churches- (Ch. 11: pp.11-5, 11-7, 11-8, 11-10; Ch.15: pp. 15-4, 15-5)
Big Creek Impervious Area- (Ch. 21: pp. 21-1, 21-2)
Master Plan District (MPD) Residential Density Calculations- (Ch. 20B, pg. 20B-2)
Chapter 8- Certificate of Mailing- (Ch.8: pg. 8-10)
Deletion of A2/CONS Zoning Districts- (Ch15: all pages: Ch.8 pg. 8-6; Ch.9, pg. 9-1; Ch. 12, pp. 12-10, 12-11, 12-16; Ch. 14, pp. 14-9, 14-11)

The above-referenced proposed changes to the Zoning Map and proposed changes to the Unified Development Code were presented to the Forsyth County Planning Commission for a public hearing.

As a result of the meeting held on May 25, 2010, the Forsyth County Planning Commission voted unanimously to recommend denial of the Zoning Map changes and approval of the proposed Unified Development Code changes as presented by staff. Their recommendation of approval for the Unified Development Code changes included the following modifications, removing the proposed deletion of the A2/CONS zoning districts and adding the example MPD calculations presented.

Sincerely,

Secretary, Forsyth County Planning Commission

This transmittal was prepared by staff in the Planning and Development Department and is the most up-to-date and accurate account of the recordings of the above-mentioned Planning Commission meeting.



Forsyth County Department of Planning and Development

PLANNING • BUILDING INSPECTIONS • BUSINESS LICENSE

DATE: May 28, 2010

TO: Forsyth County Board of Commissioners

FROM: Forsyth County Planning Commission

RE: Recommendation of Proposed Changes to the Unified Development Code:
Planning Commission (PC) / Zoning Board of Appeals (ZBA)
Membership Changes-(Ch. 4: pg. 4-2; Ch. 6, pp: 6-1)

The above-referenced proposed changes to the Unified Development Code were presented to the Forsyth County Planning Commission for a public hearing.

As a result of the meeting held on May 25, 2010, the Forsyth County Planning Commission voted unanimously to recommend approval of the proposed Forsyth County Unified Development Code changes as presented by staff.

Sincerely,

Secretary, Forsyth County Planning Commission

This transmittal was prepared by staff in the Planning and Development Department and is the most up-to-date and accurate account of the recordings of the above-mentioned Planning Commission meeting.