

## Draft Forsyth County Comprehensive Plan 2017-2037

### Substantive Changes Made Between August 29 Draft and September 12 Draft

| Page 08/29 draft | Chapter | Change Made   | Rationale   |
|------------------|---------|---|---|
| 43               | 3       | Updated Figure 3.2 to reflect changes incorporated to character area boundaries and nodes based on Open House comments.             | See chapter 4 for details on specific changes.  |
| 53               | 4       | Updated Map graphic to reflect changes to the McFarland character area.   | Community members directed change of parcels from Campground to McFarland.  |
| 54               | 4       | Updated Chart graphic by removing OCMS from the character area.   | This zoning district is too intense for the overall character area.   |
| 57               | 4       | Updated Map graphic to reflect changes in OTHER character areas.  | Consistency across pages  |
| 58               | 4       | Updated Chart graphic by adding MINE to the character area.   | There is MINE zoning in this character area today.  |
| 61               | 4       | Updated Map graphic to reflect changes to the Big Creek character area.   | Community members directed change of parcels from Big Creek to Haw Creek.   |
| 61               | 4       | Updated location description.   | Adjusted for the changes in the map.  |
| 61               | 4       | Adjusted first goal to state "lower- to medium-intensity residential."  | More accurate statement.  |
| 62               | 4       | Updated Chart graphic by removing OCMS and MU12 from the character area node.   | These zoning districts are too intense for the character area node.   |
| 65               | 4       | Updated Map graphic to reflect changes to the Haw Creek character area.   | Community members directed change of parcels from Big Creek to Haw Creek and an extension of the node along Highway 20. |
| 66               | 4       | Updated Chart graphic by removing OCMS from the character area node and creating a column for an additional Neighborhood Node.      | This zoning district is too intense for the character area node and a Neighborhood node was created.                    |
| 69               | 4       | Updated Map graphic to reflect changes in OTHER character areas.  | Consistency across pages.   |
| 70               | 4       | Updated Chart graphic to be graphically consistent.   | Consistency across pages.   |
| 73               | 4       | Updated Map graphic to reflect changes to the Vickery Creek character area.   | Community members directed change of parcels from Campground to Vickery Creek and from Vickery Creek to Campground.     |
| 73               | 4       | Adjusted 3 <sup>rd</sup> bullet to read: "Encourage more commercial services near the intersection of Bethelview and Castleberry".  | More accurate statement.  |
| 74               | 4       | Updated Chart graphic by removing OCMS from the character area and node, also created a column for an additional Neighborhood Node. | This zoning district is too intense for the overall character area or node and a Neighborhood node was relocated here.  |

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| 74               | 4       | Added Drew Neighborhood Node to Non-Residential Design Standards and Strategies.                              | Node is in Vickery Creek Character Area, not Campground.  |
| 76               | 4       | Added Drew Neighborhood Node from Residential Design Standards and Strategies.                                | Node is in Vickery Creek Character Area, not Campground.  |
| 77               | 4       | Updated Map graphic to reflect changes to the Campground character area.                                      | Community members directed change of parcels from Campground to Vickery Creek and from Vickery Creek to Campground. |
| 78               | 4       | Updated Chart graphic to be graphically consistent also created a column for an additional Neighborhood Node. | Consistency across pages, clarification on this area's nodes.   |
| 78               | 4       | Removed Drew Neighborhood Node from Non-Residential Design Standards and Strategies.                          | Node is in Vickery Creek Character Area, not Campground.  |
| 80               | 4       | Removed Drew Neighborhood Node from Residential Design Standards and Strategies.                              | Node is in Vickery Creek Character Area, not Campground.  |
| 81               | 4       | Updated Map graphic to reflect changes to the North Georgia 400 character area.                               | Community members directed change of parcels from North Georgia 400 to Sawnee Mountain.                             |
| 82               | 4       | Updated Chart graphic by removing OCMS from the character area.   | This zoning district is too intense for the overall character area.   |
| 85               | 4       | Updated Map graphic to reflect changes in OTHER character areas.  | Consistency across pages.   |
| 86               | 4       | Updated Chart graphic to be graphically consistent.   | Consistency across pages.   |
| 89               | 4       | Updated Map graphic to reflect changes in OTHER character areas.  | Consistency across pages.   |
| 90               | 4       | Updated Chart graphic to be graphically consistent.   | Consistency across pages.   |
| 93               | 4       | Updated Map graphic to reflect changes to the Sawnee Mountain character area.                                 | Community members directed change of parcels from North Georgia 400 to Sawnee Mountain.                             |
| 94               | 4       | Updated Chart graphic to be graphically consistent.   | Consistency across pages.   |
| 98,99,100        | 4       | Updated Chart graphics to be graphically consistent.  | Consistency across pages.   |
| 105              | 5       | Added some clarifying words about how mass grading and clear-cutting can impact stormwater runoff.            | Comments received during Open Houses emphasized concern over development impacts on stormwater runoff.              |

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| 105              | 5       | Added to "County Ordinance Changes" item 1, "These standards should address . . . maintenance of established and new trees."   | Addresses concerns voiced by community about maintenance of trees once sites are developed.   |
| 106              | 5       | Under County ordinance changes added discussion of mixed use and MPD zoning district needs: "4. There is a need for the County to rework how its current Master Planned District (MPD) zoning classification works. By creating two new zoning classifications for traditional mixed-use developments of differing densities, the County can adapt the MPD zoning district to one that encourages a mixture of housing types without the requirement of an additional commercial component." | Clarifies intent behind mixed use zoning districts introduced in Chapter 4 and shown as action item in Chapter 6. Further explains specific proposed changes to the MPD zoning district based on input from Open Houses.  |
| 106              | 5       | Under County ordinance changes added discussion of opportunity to improve zoning administration: "5. As new standards are added to the zoning review process, there is an opportunity to revisit the administration of the zoning ordinance, specifically as it relates to rezonings and conditional use permits. These processes have become cumbersome over time and are due for an update improve ease of administration."  | This recommendation addressed the concerns that the County's rezoning and conditional use permit processes have become cumbersome and difficult to administer. There is an opportunity to improve these processes, and by doing so, better use staff resources and improve  |
| 110              | 5       | Added new strategy to complete an independent housing study.   | Addresses multiple community concerns that moderate-income housing is not sufficiently addressed in the comprehensive plan. There was mixed community sentiment on this need. The housing study provides an opportunity to create a more robust analysis of housing deficiencies in the community and possible solutions. |
| 119              | 5       | Updated Figure 5.1 to reflect new node boundaries based on Chapter 3 and 4 edits.  | Maintains consistency with Community Character Map edits based on workshop comments.  |
| 126              | 5       | Updated Figure 5.3 to reflect new node and character area boundaries based on Chapter 3 and 4 edits.   | Maintains consistency with Community Character Map edits based on workshop comments.  |
| 127              | 5       | Updated Figure 5.4 to reflect new node and character area boundaries based on Chapter 3 and 4 edits.   | Maintains consistency with Community Character Map edits based on workshop comments.  |
| 128              | 5       | Updated Figure 5.5 to reflect new node and character area boundaries based on Chapter 3 and 4 edits.   | Maintains consistency with Community Character Map edits based on workshop comments.  |

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| 133              | 6       | Under "Environmental Actions" item 4 added "Address the removal of trees, placement of new trees, any options for replanting needed by new developments, and tree maintenance."                               | This is direct language from Section 5.2 – clarifies key actions to undertake in tree ordinance work, which was a concern repeated at Open Houses.  |
| 133              | 6       | Amended item 9 to clarify intent of new mixed-use zoning districts as well as clarify proposed adjustments to the MPD zoning district.  | Clarifies intent behind mixed use zoning districts introduced in Chapter 4 and shown as action item in Chapter 6. Further explains specific proposed changes to the MPD zoning district based on input from Open Houses.  |
| 133              | 6       | Added action item 13 under development actions, "Evaluate and update the rezoning and conditional use permit processes to improve ease of administration."  | This recommendation addresses concerns that the County's rezoning process and conditional use permit processes have become cumbersome and difficult to administer. There is an opportunity to improve the zoning process to improve them.   |
| 136              | 6       | Added new action item "Complete housing study to develop a more robust understanding of housing needs and develop a realistic action plan to address needs." Removed housing study as long-term action        | Addresses multiple community concerns that moderate-income housing is not sufficiently addressed in the comprehensive plan. There was mixed community sentiment on this need. The housing study provides an opportunity to create a more robust analysis of housing deficiencies in the community and possible solutions. |
| 156              | 6       | Clarified action item 9 (mixed use zoning districts and MPD district rework) to align with adjusted text in Chapter 5 (see page 106 edits above).   | Maintain consistency with Chapter 5 edits (page 106).   |
| 157              | 6       | Added "Evaluate and update the rezoning and conditional use permit processes to improve ease of administration." To community work program for year 2017.   | Addresses new action added earlier in chapter.  |
| 158              | 6       | Added housing study action item to Community Work Program as an action to complete in 2018.   | Addresses multiple community concerns that moderate-income housing is not sufficiently addressed in the comprehensive plan. There was mixed community sentiment on this need. The housing study provides an opportunity to create a more robust analysis of housing deficiencies in the community and possible solutions. |
| A-41             | App. A  | Adjusted last sentence of "Libraries" paragraph based on revised content provided by Director of the Forsyth County Public Library. The edit provides more current information about future branch locations. | Information provided by County library director is more accurate.   |