

**Message sent to Forsyth County Legal and Planning Department Leadership on 9/12/2016**

Good Day,

We met 10 days ago to discuss ZA 3791.

The next day I wrote two messages to you all - - - one of which I sent as it was good that we were able to look at both side of the Proposed ZA. The discussion allowed us to provide facts such as:

- The total 287 acres: 146 are non-buildable versus 141 buildable.
- The proposed 6,949 sq ft average lot size: is 62% & 53% smaller than the minimum 18,500 sq ft & 14,750 sq ft lot sizes of RES 2 and RES 3 (respectively) districts recommended in Suburban Residential.
- In five adjacent/adjoining neighborhoods which surround the 141 buildable acres, there are 1653 upscale homes (4,265 sq ft) on lots that average 23,226 sq ft.
- The public participation event showed citizens wish to preserve the fragile Greenway watershed - - - the Greenway Trailhead org. citizen spoke against multiple entry points and another said: **“this is our Greenway, not yours”** and “we need to preserve it”! ( I recall that I mentioned that “preservation of Forsyth Green” will become a more important issue!)

The second message was not sent as it needed *“a big picture reflection period”* with some key folks, plus the need to insure the two questions asked challenged the ZA 3791 zoning process and not the County professionals involved.

**1. WHY is the Planning Department not following Forsyth’s Comprehensive Land Use Plan (CLUP) for Suburban Residential for the 287 acre tract? (RES 2 & 3 + NS)**

Citizens know the Planning Department under BOC direction, is responsible for the CLUP. Forsyth legal advises that the county is lawfully responsible if the CLUP is not followed (eg. A county zoning request for RES 1 versus a CLUP designated RES 4 provides a developer legal recourse.)

**What would HOA/HC citizens think if they knew CLUP is being ignored the Planning Department?**

**2. Did the Planning Department exclude or “minimize” the upscale 1653 homes in five adjoining /adjacent neighborhoods from the county’s assessment, while focusing on 5 or 6 higher density tracts with about 500 homes to help justify the tentative support for the MPD request - - - - - some 5 or 6 tracts are more distant than the five neighborhoods?**

Inclusion of the 5 surrounding neighborhoods and 1653 homes shows the true picture of this area - - - one of Forsyth’s best upscale areas with spacious lots and recreation areas. The five Planning Department Criterion when applied to the **true total picture** show ZA 3791 fails all 5 criterions! See attached.

Citizens will ask why **“the 1,100 acre established upscale residential theme that surrounds the 287 acres was not recommended for continuation onto this 287 acre tract and compliance with CLUP”.**

***Also were the 5 or 6 poorly re-zoned parcels with about 500 units referenced in an attempt to justify Planning's initial support for an MPD?***

We will be happy to discuss the issues further if appropriate.

Tony DeMaria

Forsyth Citizens for Responsible Growth