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Promoting Balanced & Responsible Growth

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July 2, 2013

Forsyth County Board of Commissioners
110 East Main Street, Suite 210
Cumming, GA 30040

Subject: Performance Standards for Residential Districts

The Council for Quality Growth would like to thank you for the opportunity to submit comments regarding the proposed Unified Development Code Ordinance, specifically the residential district performance standards. I would like to personally thank Commissioner Mills and Commissioner Levent for meeting with members of the Council for Quality Growth to hear our suggestions and Tom Brown for listening to our suggestions as well.

The Council has a reputation for supporting policies and changes that advocate growth while respecting the standards the community has set before them. It is in this vein that we would like to voice our support for the amendments recommended by the Planning Commission.

The Council for Quality Growth supports the amendments to the Unified Development Code recommended by the Forsyth County Planning Commission. These changes will make the RES2 zoning category a more reasonable option for land development, and make the RES3 zoning category the preferred zoning category for properties being developed with sanitary sewer utilities. These modifications will allow property owners reasonable use of their lands, as well as provide adequate density to fund infrastructure improvements, which helps keep property taxes low.

In this regard, the Council also supports the Planning Commission's proposal to leave the minimum lot size in the RES4 zoning category at 6,000 sq. ft. to allow for more flexibility in designing developments for residents who do not want the burden of maintaining larger yards.

These modifications will give the development community greater diversity of options in designing their projects, while preserving the County Commission's discretion in approving developments that meet their planning goals.

We appreciate the opportunity to present our recommendations and look forward to working with the Board of Commissioners and staff in the future.

Respectfully,

James R. Touchton
Manager, Policy and Government Affairs