

Pederson, John

From: Garvis Sams <gsams@slhb-law.com>
Sent: Monday, February 26, 2018 8:01 PM
To: Skip Gunther; Karen King; Pederson, John
Subject: Re: z-8 and z-21

Karen... Please resend the letter to John Pederson, AICP copying Skip Gunther on the letter confirming that this case has been continued until the April cycle. Thanks...gls

Sent from my iPhone 6
Garvis Sams, Partner
SLHB, LLP
gsams@slhb-law.com
404.975.7772-cell
770.422.7016-office

On Feb 26, 2018, at 6:31 PM, Skip Gunther <skipgunther@gmail.com> wrote:

Garvis,

At our work session today, John could not remember receiving your request to continue z-8, so you might want to check that it was sent. He will continue to look for it, but it might be good to resend. Thanks.

On z-21, I have two issues:

- The density formula of 1.75 units per net buildable acre, if the net buildable acreage is 11.23 acres, results in 19.65 units which will need to be reduced down to 19 lots. I am assuming there is no floodplain/wetlands acreage to further reduce the nba number.
- The site plan shows two variances – reduce side setback to 7.5 feet, reduce major side setback to 20 feet. The OSC Overlay District specifies two specific setbacks under (f) Review Criteria:
 - (7) Rear building setbacks for exterior lots adjacent to existing neighborhoods must be equal to or greater than the rear setbacks of adjacent, existing lots – this does not apply here
 - Side setbacks of 7.5 ‘
 - No other setbacks are specified so as to allow maximum design flexibility to preserve natural resources within residential development.

So, can you have Reed redo his site plan to reduce one lot and to remove any references to variances.

Thanks,

Skip