



FOR SALE

147 Acres on Castleberry Road South Forsyth County, GA

- LOCATION:** This property is located on Castleberry Road, approximately 1.8 miles north of Bethelview Road and less than two miles to downtown Cumming. Easy access to GA 400 and Peachtree Parkway (Hwy. 141) or Hwy. 20. Whitlow Elementary, Otwell Middle and Forsyth Central HS school districts.
- SIZE:** 147+/- acres of land zoned for 328 lots. The 328 lots will be situated on 132 acres. A 15 acre parcel on Castleberry Road on the north side of Whitlow Elementary is unzoned.
- ZONING:** RES 3. For link to Development Application [click here](#)
- LOT/HOUSE SIZE:** 211 lots are 60 feet wide minimum
117 lots are 65 feet wide minimum
50% of houses must be at least 1,800 s.f.
50% of houses must be at least 2,200 s.f.
- UTILITIES:** The owner of this property has already paid for 328 sewer taps. Sewer taps currently cost \$5,000 per tap. The sewer line shall be extended to the Stonehaven Terrace pump station in order to take the pump station out of service. See Zoning Resolution. All other utilities available.
- LAND DISTURBANCE PERMIT:** The Land Disturbance Permit expired in December of 2009. It can be renewed at a cost of \$8,450.00.
- ASKING PRICE:** \$5,000,000, which includes 328 sewer taps with a value of \$1,640,000. If the cost of the taps is subtracted from the total land price, the price for the land equates to \$23,662 per acre or \$10,244 per zoned lot. Terms considered.

FOR MORE INFORMATION:

Reid Hailey/Ralph Williams

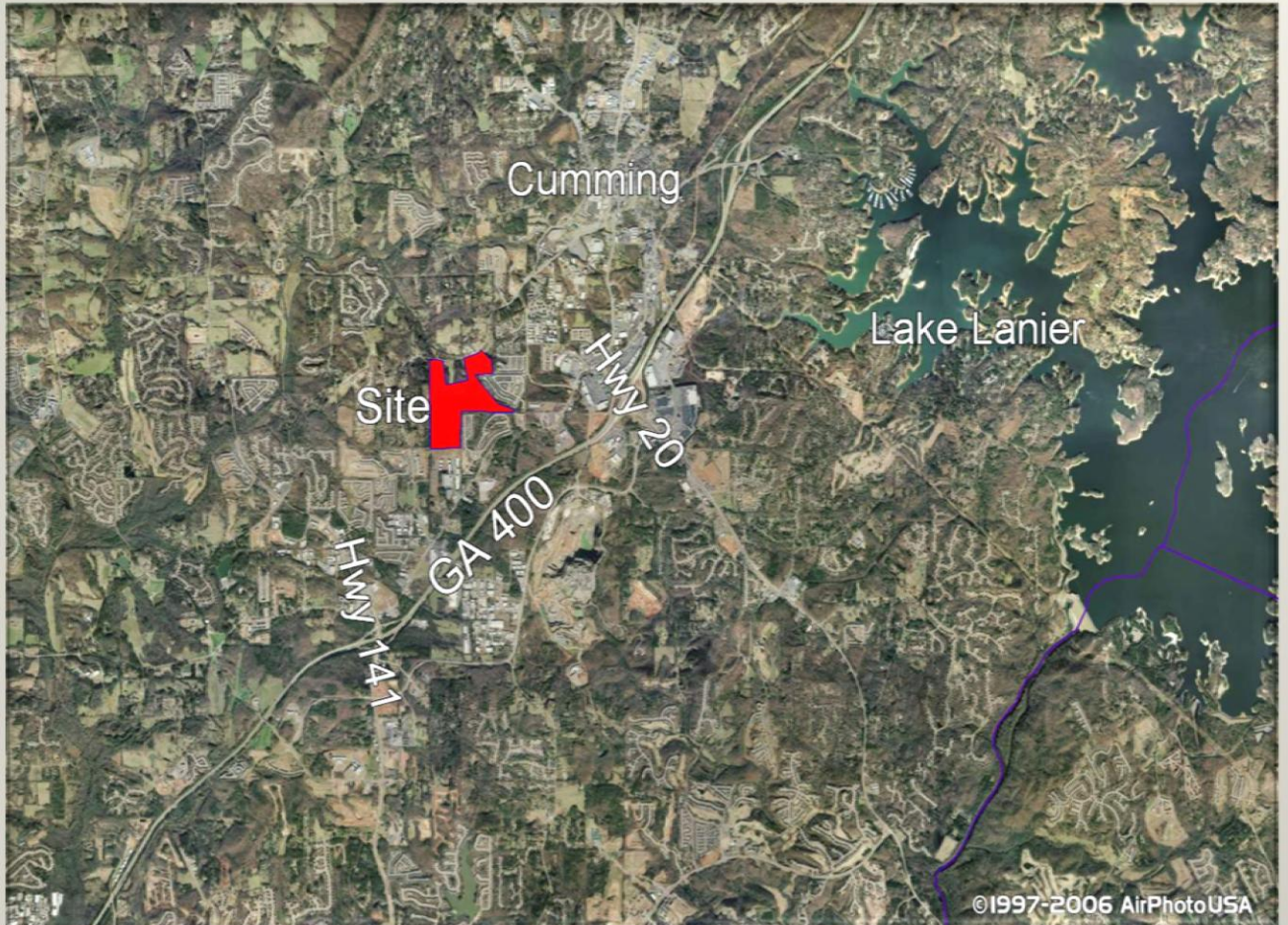
Hailey Realty Company

3715 Northside Parkway/Suite 400-350/Atlanta, GA 30327

404-355-9300

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**FOR MORE INFORMATION:
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Hailey Realty Company**

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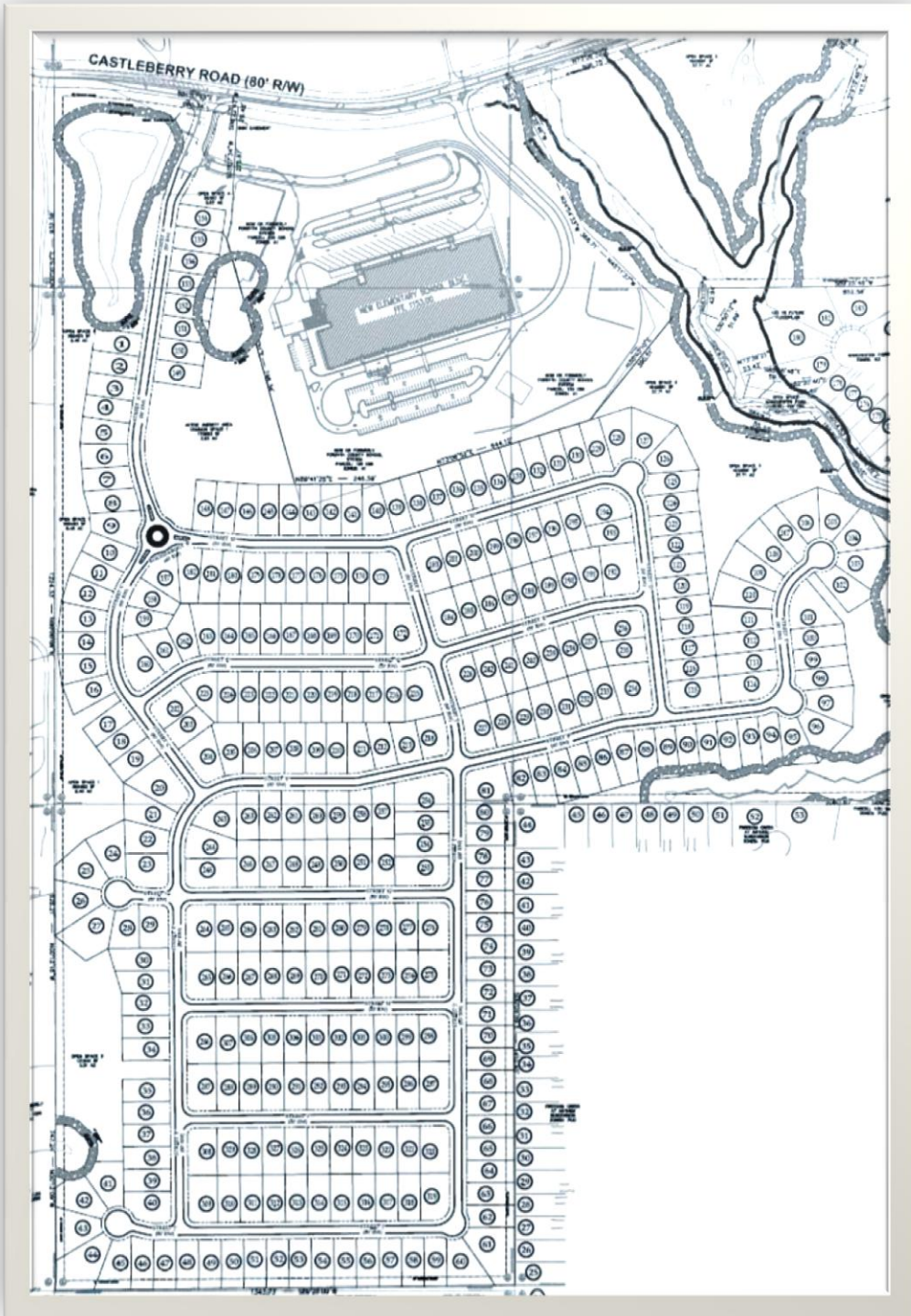


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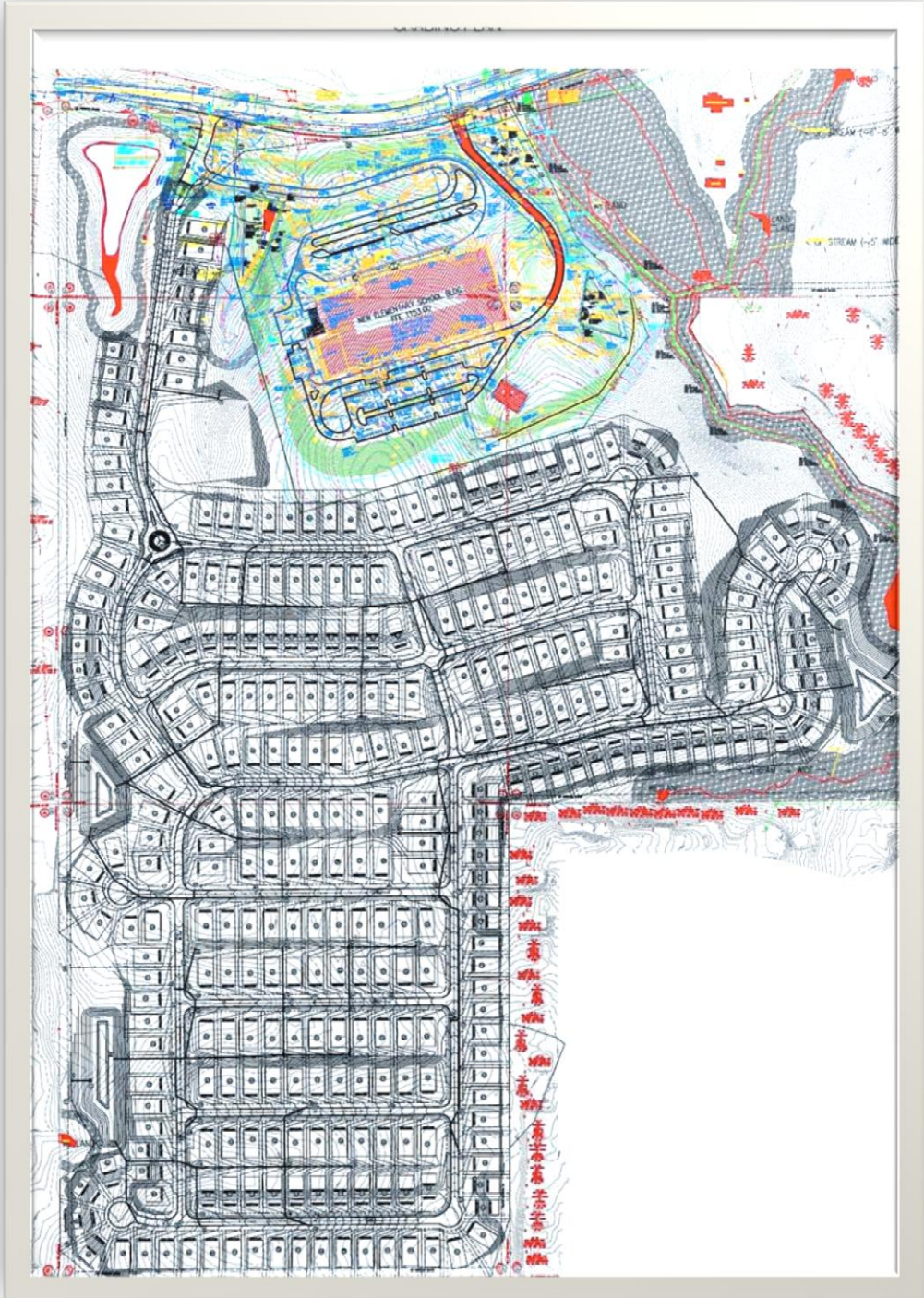
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LAND DISTURBANCE SITE PLAN CASTLEBERRY ROAD



GRADING PLAN CASTLEBERRY ROAD



ZONING RESOLUTION CASTLEBERRY ROAD

A RESOLUTION

BY

THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA

WHEREAS, a request has been received that this Board further amend the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, together with the zoning maps likewise duly adopted and amended; and,

WHEREAS, **Zoning Application Number 3326 (Whitlow Business Interests, LLC)** presented to the Department of Planning & Development which caused to be published in The Forsyth County News, a newspaper of general circulation in Forsyth County in which Sheriff's advertisements are published, a notice of hearing; and,

WHEREAS, the aforesaid notice of public hearing (a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference) was published more than 15 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing at the time and place set forth in the notice thereof pursuant to the authority delegated by the Board; and,

WHEREAS, the report and recommendation of the Planning Commission (attached hereto as Exhibit "B" and incorporated herein by reference) has been received regarding the subject property described on Exhibit "C" attached hereto and incorporated herein by reference; and,

WHEREAS, this Board has considered the proposed amendment in light of the Master Plan as adopted and interpreted by the Planning Commission; and, has examined the views expressed at the public hearing, the subject parcel and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular parcel as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Forsyth County, Georgia;

NOW THEREFORE BE IT RESOLVED, that the parcel described on Exhibit "C" should be, and hereby is, declared to be zoned as a SINGLE FAMILY RESIDENTIAL THREE UNITS PER ACRE DISTRICT (RES3) WITH A VARIANCE TO THE LOT WIDTH REQUIREMENTS, and

BE IT FURTHER RESOLVED that the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, and the zoning maps likewise duly adopted

ZONING RESOLUTION CASTLEBERRY ROAD

and amended, are hereby further amended to effect the above zoning on the subject parcel; and,

BE IT FURTHER RESOLVED that the rezoning of the parcel described on Exhibit "C" is subject to the following conditions:

1. Water tie-ins are required from Castleberry Road to Redi Road Industrial Park, Washington Way and Ridgefair Drive.
2. Sanitary sewer shall be extended to the Stonehaven Terrace pump station in order to take the pump station out of service.
3. All proposed utilities shall meet the technical specifications and construction standards of the City of Cumming Department of Utilities.
4. Sanitary sewer capacity should be purchased at the City of Cumming Department of Utilities. Capacity is limited and is assigned by the Mayor and City Council on a case-by-case basis.
5. Developer shall dedicate right of way as shown on the approved right of way plans for Castleberry Road widening project.
6. Developer shall construct improvements as required by Department of Engineering based upon final configuration of site plan.
7. A left turn lane shall be required on Castleberry Road for the proposed development.
8. No less than fifty percent (50%) of the homes shall be no less than 2,200 square feet with the remaining homes having no less than 1,800 square feet of heated floor space exclusive of garages, porches and basements.
9. Homes shall have at minimum two-car garages.
10. There shall be no more than 328 homes on the subject property.
11. Exterior lighting fixtures shall be of a type and situated so that light is directed only downward. Fixtures shall be no more than 15 feet high and shall be designed so as to minimize light spillage to no more than 1-foot candle along the boundary of the property.
12. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exterior, setbacks or other similar techniques to provide a more pleasing appearance to the subdivision. Fronts of homes constructed on the subject property must be of brick, stone or stucco with accents not to exceed 20% of a cementitious material such as, but not limited to, hardi-plank. Remaining three sides shall be of brick, stone, stucco or a cementitious material such as but not limited to hardi plank.

ZONING RESOLUTION CASTLEBERRY ROAD

13. There shall be a landscaped entrance with a monument type sign consistent with the requirements of the Forsyth County Sign Code. Entrance and sign shall be permitted, constructed and completed before the approval of the final plat.
14. There shall be a mandatory HOA that shall be responsible for maintaining the monument sign and the open spaces and amenities. Restrictive covenants shall be recorded which regulate among other things: yard maintenance, type of fencing allowed, exterior paint colors, out buildings, no mobile homes, no campers, no boats, or trailers shall be stored on exterior of property.
15. On any internal subdivision street, sidewalks shall be required on one side of the street.
16. Developer shall have twelve (12) months from the date of zoning approval to apply for the initial Land Disturbance Permit (LDP) based upon those County development standards existing at the time of rezoning. If no LDP is sought within twelve (12) months after rezoning approval, unless otherwise permitted by law, the developer shall comply with those County development standards in existence at the time of LDP application submittal.
17. Final engineered plan to be approved by District County Commissioner prior to issuance of the Land Disturbance Permit (LDP).

SO RESOLVED, this 21st day of December, 2006.


Charles Laughinghouse, Chairman


David W. Richard, Vice-Chairman


Jim Harrell, Secretary


Dr. Linda K. Ledbetter, Member


Brian R. Tam, Member