



UPDATE: Regarding Res-2 Conservation Zoning we approved on Burruss Road. This category is much needed. When used correctly, and on the right properties, the Res-2 Conservation can provide added protection to environmentally sensitive areas, as well as keep existing animal habitats in place. However, as with any new category, there comes with it challenges. We are attempting to work the kinks out, and that's the reason we had to have the variances recommended by our Planning Commission. This allowed for the new zoning to match the intent of the Res-2 conservation goals. Hopefully, the category will be adjusted to get there in the future.

Zoning Applications

ZA4047 – Forsyth County Board of Commissioners

This property located at 4095 and 4165 Settingdown Road and 4245 Settingdown Circle, Cumming, GA 30028. The property is also located northeast of Martin Road and northwest of Settingdown Road at the intersection. The property is also located south of Church Road approximately 115 ft. west of the intersection with Settingdown Circle.

Project Summary

County initiated request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 55.395 acres for warehouse/office buildings totaling 636,050 sq. ft. with Conditional Use Permits (CUPs) for commercial recreational facilities, outdoor, micro-distillery, micro-brewery, office commercial multiple story (OCMS) zoning district uses and performance standards, open storage yards, not exceeding 20% of the total lot, research laboratories, and ancillary manufacturing, transportation, communications, and utility facilities, except truck terminals, kennels, animal hospitals, veterinary clinics, cold storage plants and frozen food lockers and a bowling alley.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the zoning buffer along the western property boundary from 40 ft. to 25 ft. (UDC Table 14.2); 2. Reduce the zoning buffer along the eastern property boundary from 40 ft. to 0 ft. (UDC Table 14.2); 3. Reduce the undisturbed stream buffer from 50 ft. to 0 ft. (UDC 18-11.2(A)); 4. Reduce the impervious setback from 75 ft. to 0 ft. (UDC 18-11.2(B)).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/f2dd320d-326c-423e-be69-8161ad608e2b

ZA4043 – The Roy Bennett Family Partnership LLP

This property is located west of Jot Em Down Road approximately 555 southeast of the intersection with Cross Roads Road. The property is also located immediately south of property known as 5350 Jot Em Down Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 59.988 acres for 97 residential lots with a density of 1.62 units per acre.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/d8219310-9fd1-4364-9def-0a05ea0706f7

ZA4033 – MG Enterprises 9 LLC

This property is located south of Dawsonville Highway, west of the intersection with Keith Bridge Road.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 2.465 acres for commercial buildings totaling 14,190 sq. ft. with 35 parking spaces with Conditional Use Permits (CUPs) for a convenience store with gas pumps conducting around the clock business.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the required number of parking spaces from 58 to 35 (UDC Table 17.1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/81e54f0a-c6a5-45e6-bf20-a342f67388fb

ZA4018 – Forsyth County Board of Commissioners

This property is located east and west of Marsett Parkway approximately 1,170 ft. northeast of the intersection with Martin Road. The property is also located immediately south of properties known as 4950 Marsett Parkway and 4620 Hemingway Trail and immediately east of property known as 4320 Georgia Highway 400, Cumming, GA 30041.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 32.48 acres for warehouse/office buildings totaling 262,800 sq. ft. with 550 parking spaces with Conditional Use Permits (CUPs) for open storage yards not exceeding 20%, kennels, animal hospitals, veterinary clinics, food processing plants, frozen food lockers, micro-breweries, micro-distilleries, breweries and distilleries conducting around the clock business.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the front setback abutting Georgia Highway 400 from 60 ft. to 40 ft. (UDC 10-1.10(B)(1)); 2. Reduce the landscape strip abutting Marsett Parkway from 25 ft. to 20 ft. (UDC Table 14.2); 3. Reduce the front setback abutting Marsett Parkway from 50 ft. to 40 ft. (UDC Table 14.2); 4. Reduce the zoning buffers along the northern and southern property boundaries from 20 ft. to 0 ft. (UDC Table 14.2); 5. Reduce the zoning setbacks along the northern and southern property boundaries from 30 ft. to 15 ft. (UDC Table 14.2); 6. Reduce the zoning buffer along the eastern property boundary from 60 ft. to 25 ft. (UDC Table 14.2); 7. Reduce the zoning setback along the eastern property boundary from 75 ft. to 50 ft. (UDC Table 14.2); 8. Reduce the landscape strips along all future side and rear lot or lease lines from 6 ft. to 0 ft. (UDC 14-4.13); 9. Reduce the percentage of bicycle parking for non-residential uses from 2.5% of the total number of automobile parking spaces provided to 0% (UDC 21-12.5 (F)(1)); 10. Reduce the front setback abutting proposed Road A from 50 ft. to 40 ft. (UDC Table 14.2); 11. Reduce the landscape strip abutting proposed Road A from 25 ft. to 20 ft. (UDC Table 14.2); 12. Reduce the rear setback from 25 ft. to 15 ft. (UDC Table 14.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8f4eaab9-94e6-455c-ba44-6639abbf3df7?tab=moreinfo

ZA4001 – Brandon Richardson

This property is located south of A C Smith Road approximately 2,100 ft. northwest of the intersection with Jewell Bennett Road. The property is also located immediately south and east of property known as 6780 A C Smith Road, Dawsonville, GA 30534.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 88.45 acres for 105 residential lots with a density of 1.19 units per acre.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Variance to: 1. Reduce the minimum number of lots entirely abutted by open space on at least one side from 85% to 0% (UDC 19-5.1(C)); 2. Reduce the building setback from all primary conservation areas from 75 ft. to 0 ft. (UDC 19-5.1(D)).

Staff Recommendation

Non-supportive due to the large, secondary conservation areas that are not providing usable open space, the placement of lots in clusters that are 6 lots deep without conservation areas or useable community space and variance 2. In addition, variance 1 as requested is not supported.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5

Conditional Use Permits

CP210044 – County Initiated Conditional Use Permit

This property is located at located at 5280 Parks Road, Cumming, GA 30041

Project Summary

Applicant is requesting to operate a personal care home serving ten persons or less on 5.286 acres currently zoned Lake Residential District (LR).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8a56a370-706b-4cc0-affd-56c05aa45d8e

CP210038 – James R. Scienza

This property is located at located at 5295 and 5345 Picklesimer Road and 6220 Burruss Mill Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate a special event facility in buildings totaling 5,093 sq. ft. with 30 parking spaces on 5.18 acres currently zoned Agricultural District (A1).

Concurrent Variance

Variance to: 1. Reduce the side buffer adjacent to tax map/parcel 268-035 from 25 ft. to 10 ft. (UDC 15-3.3(F))(UDC Table 15.2); 2. Reduce the side buffer adjacent to tax map/parcel 268-035 from 25 ft. to 0 ft. (UDC 15-3.3(F))(UDC Table 15.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/cf4c76b8-54dc-4bc7-89e6-05c194bc5bf5

CP210030 – Sergey Kiosak

This property is located northwest of Cross Roads Road at the intersection with Bennett Road. The property is also located immediately southeast of property known as 6140 Georgia Highway 400, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate an open storage yard on 2.08 acres currently zoned Commercial Business District (CBD).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/09475a61-6670-4be2-8a31-c8aff87f8090

CP210020 – AJ Companies ATL, LLC

This property is located at 5405 Oak Grove Circle, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a 3,545 sq. ft. short-term rental for 12 overnight guests with 4 parking spaces on 6.80 acres currently zoned Agricultural District (A1).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9

CP210011 – Rachel Christensen

This property is located at 5685 Rolling Acres Lane, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate a kennel with outdoor facilities in an existing 5,494 sq. ft. home on 5.415 acres currently zoned Agricultural District (A1).

Concurrent Variance or Conditional Use Permit (CUP) Request(S)

Variance to: 1. Reduce the side setback along the eastern property boundary adjacent to the existing structures only from 25 ft. to 15 ft. (UDC Table 15.2); 2. Reduce the side and rear buffers from 25 ft. to 0 ft. (UDC Table 15.2).

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/b93ea1ba-c820-4a96-b264-96573e4031fc

CP210010 – Judy Tatum

This property is located at located at 5570 and 5590 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a 1,931 sq. ft. car wash with 2 parking spaces on 0.779 acres currently zoned Commercial Business District (CBD).

Concurrent Variance or Conditional Use Permit (CUP) Request(S)

Variance to: 1. Reduce the front setbacks abutting Dahlonega Highway and Barron Drive adjacent to the existing structures only from 40 ft. to 15 ft. (UDC Table 12.2); 2. Reduce the front landscape strip from 20 ft. to 0 ft. where the subject property abuts the entire portion of Dahlonega Highway, but only reduce this strip to 0 ft. for Barron Drive where it is adjacent to the existing asphalt (UDC 21-12.5(B)(2)); 3. Reduce the zoning buffer along the southern property boundary adjacent to the existing structure and gravel driveway only from 40 ft. to 7 ft. (UDC

Table 12.2); 4. Reduce the zoning setback along the southern property boundary adjacent to the existing structure only from 50 ft. to 7 ft. (UDC Table 12.2).

Recommendations/Action

Staff Recommendation - Non-supportive based on variance 2 and the orientation of the car wash, which is not in compliance with the Coal Mountain Overlay.

Additional information found at the following Customer Self Service Portal link:

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/6d199968-042d-4248-a28b-b594e4a68dc4

Sketch Plats

No new or pending Sketch Plat Applications.

Zoning Condition Amendments

No new or pending Zoning Condition Amendment Applications.

Community Updates

COVID-19 vaccine eligibility in Georgia is open for everyone 12 years of age and older. The COVID-19 vaccine distribution program is administered by the state Department of Public Health. At this time, we are directing residents to keep informed about the vaccine and booster availability through the following:

- <https://dph.georgia.gov/covid-vaccine> - the Department of Public Health's Vaccine Page has a "Health Department Scheduling" application that allows you to look for available vaccine in your area.
- COVID-19 vaccines are administered at all D2PH locations, including the Forsyth County Public Health Office (428 Canton Hwy.), during the following date/times (all offices are closed for lunch between 12:30 and 1 p.m. daily):
 - Monday, Wednesday, Thursday - 8 a.m. to 5 p.m.
 - Tuesday - 8 a.m. to 7 p.m.
 - Friday - 8 a.m. to noon
- Primary care physician – physician offices may be receiving vaccines in the near future, check with your doctor's office often and ask if they have a wait list or notification plan.
- Pharmacies – check with local pharmacies directly, they may have more current information than is provided on other sites.

Transportation Projects

369 Widening and Interchange - The SR 369 interchange and widening project was awarded by the BOC in August 2020 and is a joint County/GDOT interchange project. Groundbreaking event occurred on November 17, 2020, with County and State representatives attending this event. Project construction will be three years for construction from the notice to proceed issued December 14, 2020, weather delays not included.

Coal Mountain Connector - Construction to begin in 2022.

Other Transportation Projects - please see a list of current transportation projects in Forsyth County [here](#).

Coal Mountain Town Center

Architectural design work is ongoing as well as landscape design and code work. We anticipate public hearings and community meetings will begin 1st quarter 2022.

District 4 Parks & Recreation

Bennett Park – Construction design kickoff was July 8, 2021, and project team detail plans review meeting is scheduled for September 9, 2021. Final plan review meeting is scheduled for December 9, 2021. Hayes James expect to submit permitting plans on March 10, 2022. Anticipated completion date is Summer 2024.

Coal Mountain Park Renovation – This project is on hold awaiting transportation design of Coal Mountain Connector and Settingdown Road round-about shift, which is at 90% design point. Anticipated completion date is 2023.

Eagles Beak Park – The state budget has been approved. The Board of Commissioners voted at the September 22, 2020, meeting to accept a grant from the Georgia Outdoor Stewardship Program (GOSP) in the amount of \$2,250,000 and was awarded for the development of Eagles Beak Park in north Forsyth County. The county match for the grant is \$767,259, which is planned to come from the Landfill Host Fees.

The park, which is along the banks of the Etowah River, currently has a canoe/kayak launch, 1.3 miles of nature trails, picnic tables and restrooms. The grant funds will allow for the addition of pavilions and walking trails, including a river walk that will have a Trail of Tears interactive educational component.

Additional amenities include a playground, Etowah River viewing decks and 12 acres of maintained greenspace for passive recreation. The playground is planned for February with the pavilions expected to be installed in April. Anticipated completion date in Spring 2022.



Lanierland Park Phase 2 –Astra Group was granted Notice to Proceed on June 17. This \$16.5M project will take 14 to 15 months (weather cooperating). The groundbreaking ceremony was held Friday, July 9 at 10:00 a.m.. Construction started July 7, 2021. Erosion control, clearing and grubbing for the project is well underway. RFP for the new playground in the park has been advertised and will open on December 9, 2021. The park will close temporarily for one month (weather permitting) for excavation. Once the park reopens, all existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is Spring 2022.

[Click here](#) to see what Lanierland Park will look like when complete (provided by Lose Design).



Children’s Healthcare of Atlanta has offered the County a Sponsorship of \$35,000.00 for the purchase of a Randolph Rose (Yonkers, NY) limited design called Celebrate Diversity – Pledge of Allegiance Bronze Statue Set of Five. The set features five young children of different ethnicities proudly holding their hands over their hearts and reciting the Pledge of Allegiance. The artwork will be located at the entry to the Baseball/Miracle League Complex in Phase 2.

Historic Matt School - Board of Commissioners approved the Foresite Group on July 14, 2020, as the architect for Phase 1 of the Matt School House Project and awarded the contract to K-Team for the renovations. This work is underway, however, lead time on doors and windows have delayed the project and anticipated completion has been pushed back to 1st quarter 2022. Tying the building to sewer has been added to Phase 1 scope. On August 24, 2021, the Board of Commissioners approved Jericho Design Group as the architect for Phase II that will include the design for complete buildout of the facility. Design meetings have started and estimate 10 weeks for design. Phase II project should have a more defined schedule by early January.

Matt Community Park Recreation Center – An online survey was released to the public on 8-20-21 and there were two public meetings, one on September 2 and another on September 8. The architect has tabulated the survey results and has started on design modules to present to staff. Anticipated completion is TBD based on funding options.

IMPORTANT DATES TO REMEMBER

January 6 – BOC Regular Meeting - 5:00 p.m.

January 11 – Work Session - 2:00 p.m.

January 13 – Sawnee Mountain Park Renovation Ribbon Cutting @ 2:00 p.m.

January 14 – 17 – Martin Luther King “Week of Service” (Register [here](#))

January 17 – Martin Luther King Holiday – County Offices Closed

January 19 – Mental Health & Wellness Committee – 8:30 a.m. (Virtual)

January 19 – Drug Awareness Council @ Full Circle Program – 4:30 p.m. (433 Canton Hwy)

January 20 – BOC Regular Meeting - 5:00 p.m.

January 25 – Work Session – 2:00 p.m.

January 25 – Planning Commission Public Hearings – 6:30 p.m.