



## Zoning Applications

### **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 on property currently zoned Agricultural District (A1).

#### **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).

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

### **ZA4016 – Taylor Morrison of Georgia, LLC**

This property is located at 4850 Burruss Road, Cumming, GA 30028. The property is also located southeast of Burruss Road approximately 1,260 ft. east of the intersection with Dahlonega Highway and immediately east and south of property known as 4810 Burruss Road.

### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 78.80 acres for 95 residential lots with a density of 1.2 units per acre.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/562293d7-b068-4596-ab9c-5eda8f97819f](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/562293d7-b068-4596-ab9c-5eda8f97819f)

### **ZA4015 – Matt Sosebee**

This property is located at 6880, 6890 and 6900 Keith Bridge Road, Gainesville, GA 30506.

### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) and Neighborhood Shopping District (NS) to Agricultural District (A1) with a Conditional Use Permit (CUP) for an open storage yard with 292 parking spaces on 9.673 acres.

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

Variance to: 1. Reduce the zoning buffer adjacent to tax map/parcels 291-025 and 291-028 from 25 ft. to 0 ft. as represented on the concept plan (UDC Table 15.2); 2. Reduce the zoning buffer adjacent to tax map/parcel 291-027 from 25 ft. to 10 ft. (UDC Table 15.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/8dc48116-062b-43eb-b46f-318953d47e56](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8dc48116-062b-43eb-b46f-318953d47e56)

### **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 130 residential lots with a density of 1.47 units per acre.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5)

### **ZA3999 – Fill Ministries, Inc.**

This property is located at 6405 Bennett Road, Cumming, GA 30041.

### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 3.03 acres with an office, retail trade establishment, and indoor commercial recreational facility with Conditional Use Permits (CUPs) for a private school that may exceed 10,000 sq. ft., warehouses, storage buildings and a caretaker's residence in buildings totaling 22,898 sq. ft. with 104 parking spaces.

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

Variance to: 1. Reduce the zoning setback along the northern property boundary from 50 ft. to 0 ft. (UDC Table 12.2); 2. Reduce the zoning buffer along the northern property boundary from 40 ft. to 0 ft. (UDC Table 12.2); 3. Reduce the landscape strip along the northern property boundary from 10 ft. to 0 ft. (UDC 12-10.15).

### **Recommendations/Action**

Staff Recommendation - Non-supportive due to the intensity of the proposed use, which is in conflict with the North Georgia 400 Character Area's non-residential design guidelines and strategies to transition development from high intensity non-residential and mixed-use developments to residential areas

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/4ca91ff9-b73e-4318-8b52-2cdb4c55a4a1](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/4ca91ff9-b73e-4318-8b52-2cdb4c55a4a1)

### **ZA3994 – WP South Acquisitions, LLC**

This property is located at 4715 and 4735 Settingdown Circle, Cumming, GA 30041. The property is also located west of Georgia Highway 400 approximately 890 ft. and 1,250 ft. north of the intersection with Bottoms Road.

#### **Project Summary**

Applicant is requesting to rezone from Multi Family Residential Restricted District (RES6) and Commercial Business District (CBD) to Master Planned District (MPD) on 51.72 acres for 310 attached residential units with a density of 6 units per acre and commercial buildings totaling 39,100 sq. ft. with 172 parking spaces.

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

Variance to: 1. Increase the percentage of total residential units for apartments from 20% to 100% (UDC 20B-2.3(B)).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/ad0c30c1-ee0a-4745-ad42-309383ffcb7d](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/ad0c30c1-ee0a-4745-ad42-309383ffcb7d)

## **Conditional Use Permits**

### **CP210020 – AJ Companies ATL, LLC**

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

#### **Project Summary**

Applicant is requesting to to operate a short-term rental for 10 overnight guests with 4 parking spaces on 7 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](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9)

### **CP210017 – Fill Ministries, Inc.**

This property is located at 6405 Bennett Road, Cumming, GA 30041.

#### **Project Summary**

Applicant is requesting to build a place of worship (5,407 sq. ft. chapel) with ancillary uses to include a fellowship/meeting hall, pavilion/bathrooms, shed, office, minister's residence, and food pantry in buildings totaling an additional 29,991 sq. ft. with 104 parking spaces on 3.03 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/bdf89f7e-40b2-4ae3-8eb5-f405b0c97959](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/bdf89f7e-40b2-4ae3-8eb5-f405b0c97959)

### **CP210011 – Rachel Christensen**

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

#### **Project Summary**

Incomplete application – pending missing information, project not defined.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/b93ea1ba-c820-4a96-b264-96573e4031fc](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**

Incomplete application – pending missing information, project not defined.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/6d199968-042d-4248-a28b-b594e4a68dc4](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/6d199968-042d-4248-a28b-b594e4a68dc4)

## **Sketch Plats**

**No new or pending Sketch Plats.**

## **Zoning Condition Amendments**

### **AZ210028 – Rockhaven Homes, LLC**

This property is located at 8705 Old Federal Road, Ball Ground, GA 30107. The property is also located immediately south of property known as 8705 Old Federal Road.

#### **Project Summary**

Applicant is requesting to delete conditions 2, 15, 16, 18, 19, 20, 21 and 25 previously approved for ZA3079 on June 15, 2005.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/fa43e495-6aed-41e5-b5f5-7521c86b0c51](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/fa43e495-6aed-41e5-b5f5-7521c86b0c51)

## **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 vaccine availability/distribution 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.*

Officials with D2PH and Northside Hospital Forsyth urged the importance of being vaccinated. Northside Hospital Forsyth COO Lynn Jackson stressed that the COVID-19 cases admitted to the hospital are primarily from those who are not vaccinated.

According to the DPH report, Georgia had 586 positive COVID-19 cases on July 1. The total number of statewide new cases on Aug. 2 was 2,331, an increase of 75%.

**Transportation Intersection Improvements** – Please see the list below of thirty intersection **improvement** projects that have been completed from 2013 until January 2021:

1. SR 53 at Dogwood Trail – Left & Right turn lanes
2. SR 306 at Little Mill Rd – Left & Right turn lanes
3. SR 369 at Pools Mill Rd – Left & Right turn lanes
4. SR 369 at Old Federal Rd – Left & Right turn lanes
5. SR 369 at Mount Tabor Rd – Left & Right turn lanes
6. SR 369 at Coal Mountain School Bus Driveway – Left & Right turn lanes
7. SR 369 at Holtzclaw Rd. – Left & Right turning lanes with traffic signal – GDOT funded
8. SR 369 at Charleston Park – Right turn lane
9. SR 369 at Little Mill Rd – Left turn lanes on side streets & Sidewalk connection to School
10. SR 369 at Waldrip Road – Left & Right turn lanes
11. SR 9 at Spot Road – Right & Left turning lanes – Traffic Signal
12. SR 9 at Smith Lane – Left & Right turning lanes- Traffic Signal
13. SR 9 at Martin Road – Left& Right turn lanes
14. SR 9 at Hopewell Road – Left & right turn lanes
15. SR 9 at AC Smith Road – Left & Right turn lanes
16. SR 9 at Banister Road – Left & Right turn lanes – Traffic Signal
17. SR 9 at State Barn Rd- Right Bypass Lane – GDOT
18. SR 400 at Jot Em Down – Left turn lanes & signal upgrade
19. SR 400 at Jot Em Down – Right turn lane on West bound approach- R & B
20. SR 400 at SR 369 Dual Left turn lane extension – part of GDOT/County third lane project.
21. Bannister Road at Elmo Road – left & Right turn lanes
22. Wallace Tatum Road at Burnt Bridge Rd – Left & Right turn lanes
23. Wallace Tatum Road at Wrights Bridge Ro – Left & Right turn lanes
24. Hopewell Road at Hubbard Town Road – Roundabout -Developer built as zoning condition
25. Martin Road at Settingdown Road – Roundabout
26. Holbrook road at Burnt Bridge Road – Roundabout
27. Karr Road at John Burruss Road – Roundabout

28. SR 9 at Jewell Bennett Rd – Intersection improvement design for GDOT construction of left and right turning lanes along SR 9 with additional improvement to the vertical curves on SR 9. (GDOT let in 2023/2024)
29. SR 9 at Oak Grove Circle – By-pass lane & Turning lanes under SPLOST 8.
30. Crossroads Road at Bennett Road – Left & Right turn lanes SPLOST 8 .

**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 with the notice to proceed will be given to contractor during the December 14, 2020 pre-construction meeting, without weather delays.

**Coal Mountain Connector** - Construction to begin in 2022.

**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 4<sup>th</sup> quarter 2021.

#### **District 4 Parks & Recreation**

**Bennett Park** – Project team meeting to define master plan elements was held September 15, 2020. Project team reviewed site plan option for Master Plan on December 2, 2020. Hayes James is completing final review of site plan and cost projections. Master Plan presented to P&R Board March 3, 2021 and Commissioners April 1, 2021. The extension of the design services contract with Hayes James was approved on the 5-20-21 Commissioners' Regular Meeting agenda. Construction design kickoff was July 8, 2021 and plans review meeting is scheduled for September 9, 2021. Anticipated completion date is Summer 2023.

**Coal Mountain Dog Park** – The ribbon cutting ceremony and lending library was held on November 17, 2020. The monument sign installation was completed in January 2021.

**Coal Mountain Park Renovation** – This project is on hold awaiting transportation design of Smith Road connector and Settingdown Road round-about shift. Funding is slated for 2024-2025. Anticipated completion date is TBD.

**Drone Flying Field** (*Not a District 4 Park*) – For those drone enthusiasts, newbies, and interested spectators, Forsyth County has opened a Drone Flying Field in the future Denmark Park property (500 Windy Hill Drive). The 50-acre field provides recreation drone operators a place to fly without any special permit. Specified operating times and rules can be found [here](#).

**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.

Water meters purchased and project completed permitting September 28, 2020. Advertisement for bid November 24, 2020. Bids opened on January 7, 2021. Bid consent approval by Commissioners on February 4, 2021. Contracts executed on March 16, 2021 and Notice to Proceed meeting is scheduled for April 2, 2021. Contractor mobilized to site April 19, 2021 with groundbreaking held on April 21, 2021. GOSP grant quarterly update submitted June 28, 2021. A change order has delayed the project. Anticipated completion date in December 2021.



**Lanierland Music Park Sign Refurbishment** – The historic Lanierland County Music Park sign at Lanierland Park was refurbished using District 4 Beautification Funds. The project was completed May 13, 2020.

**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. The engineering and general contractor are recalculating the grading design which requires the project go back through LDP review and may create a slight delay. Existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is August/September 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 Commissioner approved on July 14, 2020 the Foresite Group as the architect for the Matt School House Project.

**Matt Community Park** – The work by Forsyth Water & Sewer that has been ongoing in Matt Park is complete, and park trails have been repaired and reopened to the public. Construction at 6605 Wallace Tatum Rd (just west of, and adjacent to Matt Park) is a 14.4 acre subdivision called Parkview with 23 lots. This is a (permitted) private development project.

**Matt Community Park Tennis Complex** – The SPLOST 7B funded project of 6 tennis courts with a pavilion and restroom was completed on September 21, 2020 and the Ribbon Cutting Ceremony was held on Tuesday, September 29 with the North Forsyth High School Tennis Team participating in the ceremony. The complex is now open to the public.

**Matt Community Park Recreation Center** – Public input meetings and the project were delayed by COVID. The project team is meeting with consultant on August 12, 2021 to get project moving forward. Anticipated completion date 2024.

## IMPORTANT DATES TO REMEMBER

**August 5** – BOC Regular Meeting @ 5:00 p.m.

**August 10** – Water & Sewer Authority @ 1:30 p.m.

**August 10** – Work Session @ 2:00 p.m.

**August 12** – One Forsyth@ 9:00 a.m.

**August 17** – Board of Health at 5:30 p.m. (Health Department)

**August 18** – Mental Health & Wellness @ 8:30 a.m. (United Way)

**August 19** – BOC Regular Meeting @ 5:00 p.m.

**August 24** – Work Session @ 2:00 p.m.

**August 24** – Planning Commission Public Hearing @ 6:30 p.m.

**August 26** – Chairwoman Event @ 11:30 a.m. (Forsyth Conference Center)

**September 9** – Mental Health and Wellness Initiative – World Suicide Awareness Day @ 6:30 p.m. (My Local Church)