



**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

### **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](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](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 immediately east and south of property known as 4810 Burruss Road, immediately west of property known as 5780 Stevehaven Ln, and immediately south of property known as 5050 Burruss Road. The property is also located south of Burruss Road approximately 700 ft. east of the intersection with Dahlonega Highway.

#### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 78.80 acres for 93 residential lots with a density of 1.18 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)

### **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](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](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 4,028 sq. ft. special event facility with 46 parking spaces with 1,065 sq. ft. of an existing house available for overnight lodging 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](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](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](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9)

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

This property is located on the southern portion of 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**

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](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](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 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 1<sup>st</sup> 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. 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.

**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. The playground and shelters are planned for February 2022. The GOSP quarterly update was submitted on September 10. 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. The engineering and general contractor are recalculating the grading design which has cleared permitting review. 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. Existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is late 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 1<sup>st</sup> 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 date not yet determined.

## IMPORTANT DATES TO REMEMBER

**December 1** – Forsyth County Drug Awareness Council – 8:00 a.m. at United Way, 240 Elm Street

**December 2** – Mental Health & Wellness Committee – 11:00 a.m. at United Way, 240 Elm Street

**December 2** – BOC Regular Meeting - 5:00 p.m.

**December 3** – FOCAL (Forsyth Co Arts & Learning Ctr) Grand Opening – 7:00 p.m. @ 1150 Dahlonega Hwy  
(Purchase Tickets [Here](#))

**December 7** – Work Session - 2:00 p.m.

**December 7** – Eagle Point Landfill Quarterly Community Meeting – 6:00 p.m. (Virtual)

**December 8** – Georgia Suicide Prevention Coalition Meeting – 10:00 a.m. (Virtual)

**December 16** – BOC Regular Meeting - 5:00 p.m.

**December 21** – Work Session - 2:00 p.m.

**December 24** – County Offices Closed for Christmas Holiday

**December 27** – County Offices Closed for Christmas Holiday

**December 31** – County Offices Closed for New Year Holiday