



## Zoning Applications

### **ZA3978 – Forsyth County Board of Commissioners - County-Initiated**

This property is located at 6130 Thomas Lane, 6045 Dahlonega Highway and 6055 Dahlonega Highway, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to rezone from Single Family Residential District (RES 3) to Agricultural District (A1) on 24.865 acres.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/d2452269-8bdb-4975-9053-14bc6af88ddf](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/d2452269-8bdb-4975-9053-14bc6af88ddf)

### **ZA3975 – Forsyth County Board of Commissioners - County-Initiated**

This property is located at 9620 Waldrip Road, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 4.964 acres.

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

Applicant is requesting to reduce the front setback from 50 ft. to 40 ft. (UDC Table 15.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/search?m=1&fm=1&ps=10&pn=1&em=true&st=za3975](https://css.forsythco.com/EnerGov_Prod/SelfService#/search?m=1&fm=1&ps=10&pn=1&em=true&st=za3975)

### **ZA3966 – Alina and Dmitry Rockman**

This property is located at 9015 Martin Terrace, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 6.34 acres for 1 residential lot with a density of 0.158 units per acre.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/38A0B7BC-9738-4073-BAC8-3B74C8032B74](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/38A0B7BC-9738-4073-BAC8-3B74C8032B74)

### **ZA3961 – Ruth Ann Estenssoro**

This property is located at 6645 Dogwood Road, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 1.331 acres with a Conditional Use Permit (CUP) to operate a 1,120 sq. ft. short-term rental for 4 overnight guests with 2 parking spaces.

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

Applicant is requesting a variance to 1. Reduce the front setback along the western property boundary adjacent to the existing structure only from 50 ft. to 25 ft. (UDC Table 15.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/AEF53450-4A74-4D21-A969-D9E59CF11641](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/AEF53450-4A74-4D21-A969-D9E59CF11641)

## **Conditional Use Permits**

### **CP200010 – Eric Vasquez**

This property is located at 7505 Stripland Drive, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to operate an open storage yard with 78 parking spaces on 3.106 acres currently zoned Commercial Business District (CBD).

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

N/A

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/A37DFDE6-B987-438E-9F12-ECD45343CD7C](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/A37DFDE6-B987-438E-9F12-ECD45343CD7C)

### **CP200007 – Thomas Family Realty, LLC**

This property is located at 6720 Matt Highway, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to operate a contractor's establishment (landscape contractor) in existing buildings totaling 4,188 sq. ft. with 12 parking spaces on 5.473 acres currently zoned Commercial Business District (CBD).

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

Applicant is requesting a variance to 1. Reduce the zoning setback from 50 ft. to 17 ft. along the eastern property boundary adjacent to the existing structures only (UDC Table 12.2); 2. Reduce the zoning buffer from 40 ft. to 10 ft. along the eastern property boundary adjacent to the existing structure only (UDC Table 12.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/29BF977B-AB00-4335-BE90-EEC08C4CD98E](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/29BF977B-AB00-4335-BE90-EEC08C4CD98E)

### **CP200003 – John & Lee Ann Frix**

This property is located south of Dahlonega Highway, approximately 370 ft. east of the intersection with Alan Thomas Road. The property is also located immediately east of property known as 6795 Dahlonega Highway, Cumming, GA 30028

#### **Project Summary**

Applicant is requesting to operate an open storage yard on 6.65 acres currently zoned Agricultural District (A1).

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

Applicant is requesting a variance to 1. Reduce the side buffer from 25 ft. to 0 ft. adjacent to tax map/parcel number 185-003 (UDC Table 15.2); 2. Reduce the side buffer from 25 ft. to 8 ft. adjacent to tax map/parcel 185-006 for the existing building only (UDC Table 15.2); 3. Reduce the side setback from 25 ft. to 8 ft. adjacent to tax map/parcel 185-006 for the existing building only (UDC Table 15.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/F0EC2A30-1B84-4632-BC24-4EB081AC6EDF](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/F0EC2A30-1B84-4632-BC24-4EB081AC6EDF)

### **CP190039 – Jay and Tina Rogers**

This property is located at 6370 Wagner Way, Dawsonville, GA 30534.

#### **Project Summary**

Applicant is requesting to operate short-term rentals in dwellings totaling 16,400 sq. ft. for 44 overnight guests with 48 parking spaces associated with private events on 15.637 acres currently zoned Agricultural District (A1).

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

Applicant is requesting a variance to 1. Increase the maximum number of principal buildings on a lot in Agricultural District (A1) from 2 to 10 principal buildings (UDC 10-1.4).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/BEF7B6F8-3680-4D68-BD18-237AD59317C9](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/BEF7B6F8-3680-4D68-BD18-237AD59317C9)

**Sketch Plats**

### **SP190009 – EMES Realty, LLC** Originally zoned to RES6 on January 31, 2005

This property is located at 4715 and 4735 Settingdown Circle, Cumming GA 30028. The property is also located immediately south of property known as 5310 Falls Drive.

#### **Project Summary**

Applicant is requesting to build 266 attached residential units on 45.183 acres with a density of 5.89 units per acre on property currently zoned Multi Family Residential District (RES6).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/4FF5F793-5E65-43A5-B960-AE50F81CEAC4](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/4FF5F793-5E65-43A5-B960-AE50F81CEAC4)

## **Zoning Condition Amendments**

### **AZ200002 – Thomas Family Realty, LLC**

This property is located on the north Side of Matt Highway (SR 369) approximately 1175 feet northwest of the intersection with Whitmire Road, also known as 6720 Matt Hwy, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to delete conditions #1, #12, #13, #16 and #18 and to amend conditions #5 and #17. This application is to amend conditions previously approved for ZA2675.

#### **Concurrent Variance Request(s)**

Applicant is requesting a variance to 1. Reduce the zoning setback from 50 feet to 17 feet along the eastern property boundary (UDC Table 12.2); and 2. Reduce the zoning buffer from 30 feet to 10 feet along the eastern property boundary (UDC Table 12.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService#/plan/D92455EF-5EC9-4E3B-A055-3E81870FFF51](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/D92455EF-5EC9-4E3B-A055-3E81870FFF51)

## **Community Updates**

**Census Update** – Have you completed your 2020 Census form? Go to <https://www.2020census.gov/> for more information and to complete your information.

**Northeast Water Reclamation Facility Update** – Here is an update from Deputy County Manager Tim Merritt on the Northeast Water Reclamation Facility: Staff, working with Constantine Engineering as the county's consultant, compared 2 sites - one on the eastern end of Jot-em Down Road (Site A) and the other near the intersection of SR306 and Shadburn Road (Site B). These 2 locations are about 5 mile apart by road but only about 3 miles as the crow flies. In general the both sites are large enough for our needs and will require about the same cost of the collection system (pumps, pipes, etc.) but Site A has a lower expected cost for a effluent pipe to the lake while Site B has a lower acquisition cost. In summary, there were two factors that tipped the scale in favor of Site B - the total estimated cost is about \$1 million less than Site A largely due to a lower acquisition cost and Georgia EPD has provided preliminary approval in

the form of a waste load allocation for a effluent discharge into the lake tied to this site. One additional benefit is Site B will immediately have a large industrial customer that will generate revenue to repay the cost to build and operate the facility.

With the Board of Commissioner's knowledge and support, all staff's efforts are focused solely on acquiring land and designing a water reclamation facility to be located near the intersection of Shadburn Road and SR306 (Keith Bridge Road).

**Transportation Intersection Improvements** – Please see the list below of twenty-eight intersection **improvement** projects that have been completed from 2013 until April 2020:

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 Mnt. Buss drive – Left & Right turn lanes
7. SR 369 at Holtclaw 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 (completed in 2023/2024)
29. SR 9 at Oakgrove Circle – Roundabout under SPLOST 8
30. Crossroads Road at Bennett Road – Left & Right turn lanes SPLOST 8

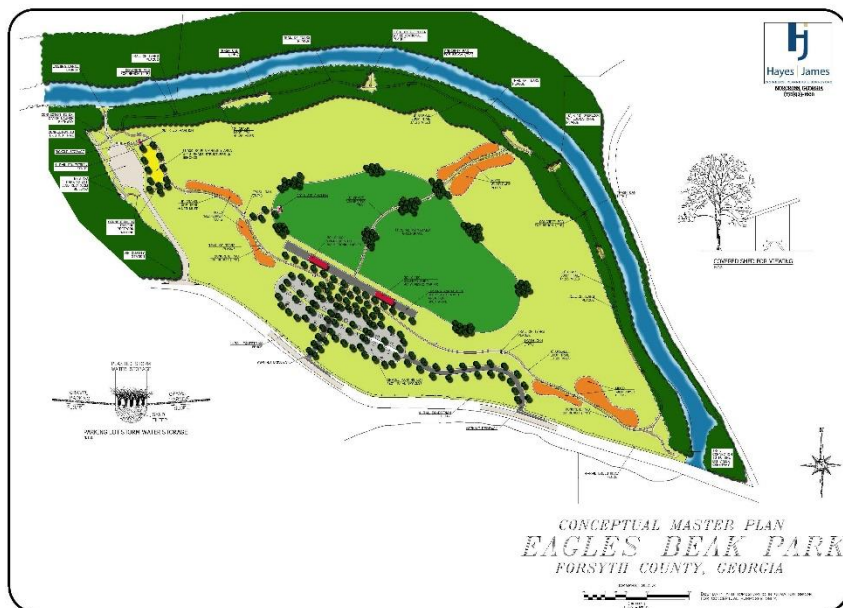
**369 Widening and Interchange 369 Widening and Interchange** - The SR 369 interchange and widening project bid and closed May 14, 2020. Bids are currently under review and if bids are found to be acceptable, should go to the BOC for award in July 2020. Project construction will be three years for construction completion once notice to proceed is given to the contractor.

**Coal Mountain Connector** - Construction to begin in early 2021.

**Matt Community Park Tennis Complex** – Construction underway. Anticipated completion date Fall 2020.

**Matt Community Park Recreation Center** – Public input meetings will be rescheduled. Anticipated completion date 2024.

**Eagles Beak Park** – We are waiting on the State to complete their property reviews and send us the official grant documents for the Board to approve. The grant documents are expected to arrive on August 20. The construction plans have been permitted and are ready to advertise for bid shortly after the grant paperwork has been approved.



**Lanierland Park Phase 2** – Commissioners approved Master Plan Update. Anticipated completion date 2021.

**Bennett Park** – Public meeting was held January 29, 2020. Anticipated Completion Date 2023.

**Coal Mountain Dog Park** – The dog park groundbreaking was held June 25. Please see the groundbreaking photos [here](#). Anticipated completion date is Fall 2020.

**Historic Matt School** - The University of North Georgia completed their study for the programming of Matt School and presented findings to the Board of Commissioners.

**Coal Mountain Town Center** - Architectural design work is ongoing as well as landscape design and code work. We should have public hearings and community meetings on it by mid-year.

**Important Dates to Remember**

**July 9** Board of Commissioners' Millage Rate Public Hearing at 11 a.m.

**July 9** Board of Commissioners' Meeting at 5 p.m.

**July 23** Board of Commissioners' Meeting at 5 p.m.

**July 28** Planning Commission Public Hearings at 6:30 p.m.