



Zoning Applications

On March 19, 2020, the Forsyth County Board of Commissioners adopted a Resolution providing that all public hearings are postponed for sixty (60) days and all final zoning and land use decisions (subject to a very minor exception) were postponed for sixty (60) days. This suspension on public hearings and land use decisions will end May 18, 2020 but, is subject to being extended. After the suspension ends, any zoning or land use item that has been stayed, will be placed back on the Board's agenda in the same order as existed prior to the stay. Citizens and residents are encouraged to monitor the Forsyth County webpage, www.forsythco.com, for updates.

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3966&ID=311370>

ZA3961 – Ruth Ann Estensoro

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3961&ID=310222>

ZA3958 – Roberts Properties, Inc.

This property is located at 3970 Matt Highway, Cumming, GA 30028. This property is also located northeast of Matt Highway at the intersection with Gravitt Road.

Project Summary

Applicant is requesting to rezone from Single Family Residential District (RES3) and Agricultural District (A1) to Master Planned District (MPD) on 84.521 acres for 93 detached residential lots, 78 attached residential units and 67 apartments with a density of 2.82 units per acre and commercial buildings totaling 57,000 sq. ft. with 501 parking spaces.

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

Applicant is requesting a variance to 1. Increase the maximum percentage of total residential units for townhomes and/or condominiums from 30% to 32.77% (UDC 20B-2.3(A)); 2. Increase the maximum percentage of total residential units for apartments from 20% to 28.15% (UDC 20B-2.3(B)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3958&ID=309017>

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP200010&ID=314991>

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP200007&ID=313892>

CP200003 – John & Lee Ann Frix

This property is located at 7665 Browns Bridge Road, Gainesville, GA 30506.

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP200003&ID=312712>

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190039&ID=307742>

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190009&ID=306446>

Zoning Condition Amendments

AZ200013 – Grand Communities LLC

This property is located on the east side Elmo Road approximately 800 feet from the intersection with Mockingbird Road and on the southeast side of Mockingbird Road approximately 700 feet with the intersection of Elmo Road.

Project Summary

Applicant is requesting to amend condition #16. This application is to amend conditions previously approved for ZA2954.

Concurrent Variance Request(s)

N/A

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ200013&ID=315596>

AZ200009 – Chester J. and Lisa Favre

This property is located at 5595 Hendrix Road, Cumming, GA 30040.

Project Summary

Applicant is requesting to amend the zoning conditions. This application is to amend conditions previously approved for CP891468.

Concurrent Variance Request(s)

N/A

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ200009&ID=314701>

AZ200008 – Tyler Saville

This property is located at 4615 Settlers Grove Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to amend condition #26. This application is to amend conditions previously approved for ZA2758.

Concurrent Variance Request(s)

Applicant is requesting a variance to reduce the rear setback from 25 feet to 10 feet.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ200008&ID=314527>

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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ200002&ID=312198>

Community Updates

COVID-19 Update – Please see the latest [Georgia Situation Report](#) for COVID-19.

Park Openings – Various Parks and Recreation facilities have reopened. Please see the press release [here](#) for more information.

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).

Upcoming Voting Information – June 9 is the General Primary, the NonPartisan General Election, and the Presidential Preference Primary. The last day to register to vote is May 11, 2020. Early voting will be held:

WEEK 1: May 18 - 22

WEEK 2: May 25 - 29

SATURDAY: May 30

WEEK 3: June 1 – 5

Please find more information [here](#).

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 Simith 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 Buruss Road – Roundabout
28. SR 9 at Jewell Bennett Rd – Intersection improvement design for GDOT construction
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 - The SR 369 interchange and widening project is out to bid and will close May 14, 2020. Once reviewed, if bids are found to be acceptable, it would go to the BOC for award the first of June. Project will be three years for construction completion once started.

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 – The Georgia Department of Natural Resources announced the recipients of the Georgia Outdoor Stewardship Program Grant. Forsyth County was awarded \$2,250,000 for Eagles Beak Park. Please see the press release here: <https://georgiawildlife.com/dnr-announces-14-grants-through-georgia-outdoor-stewardship-program>.

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 – Bid was approved by the Board of Commissioners. Anticipated completion date September 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

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| May 7 | Facebook Live Forsyth County Day of Prayer Event at 10 a.m.
https://www.facebook.com/events/forsyth-county-national-day-of-prayer/forsyth-county-national-day-of-prayer/660217308127036/ |
| May 7 | Board of Commissioners' Meeting at 5 p.m. - Watch live at
https://www.forsythco.com/Departments-Offices/Communications/TV-Forsyth-Live |
| May 21 | Board of Commissioners' Meeting at 5 p.m. – Watch live at
https://www.forsythco.com/Departments-Offices/Communications/TV-Forsyth-Live |

