



## Zoning Applications

### **ZA3979 – Lizeth Cano**

This property is located at 6735 Little Mill Rd, Cumming, GA, 30041.

#### **Project Summary**

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 1.796 acres with a Conditional Use Permit (CUP) for an open storage yard.

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

Applicant is requesting to 1. Reduce the buffer along the western property boundary 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/ee84fa14-790f-4f37-a7bd-afe749242080](https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/ee84fa14-790f-4f37-a7bd-afe749242080)

### **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 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

### **CP200031 – County Initiated**

This property is located at 5695 Georgia Hwy 400, Cumming, GA 30028

#### **Project Summary**

Applicant is requesting to operate a vehicle sales dealership in an existing building on 2.074 acres currently zoned Commercial Business District (CBD).

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

To: 1. Increase the maximum percentage of visible vehicles displayed on the frontage of the property abutting the highway from 30% to 100% (UDC 12-10.9); 2. Reduce the side and rear landscape strips from 10 ft. to 0 ft. (UDC 12-10.15); 3. Decrease the number of parking spaces from 70 to 16 spaces (UDC Table 17.1).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/84354fb7-2a10-43b1-b53a-02ef9e817f25](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/84354fb7-2a10-43b1-b53a-02ef9e817f25)

### **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)

## **Sketch Plats**

### **SP200011 – Rochester & Associates, Inc.**

This property is located at 8420 McBride Lane, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to build a 12,900 sq. ft. fire station with 32 parking spaces on 7.337 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/8aef08d7-62c6-420d-990e-da4d0d63a37f](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8aef08d7-62c6-420d-990e-da4d0d63a37f)

## **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**

**No new Zoning Condition Amendments.**

## **Community Updates**

**Census Update** – A big shout out to all who completed the 2020 Census – Thank You! Forsyth County had the 2<sup>nd</sup> highest self-response rate in the state at 77.4%. It's so important to our community to get our fair share of representation and federal funding by responding to the Census every 10 years. Let's be #1 in 2030!

**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 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 (GDOT let in 2023/2024)
29. SR 9 at Oak Grove Circle – By-pass lane & Turning lanes under SPLOST 8 Should be under construction late 2020.
30. Crossroads Road at Bennett Road – Left & Right turn lanes SPLOST 8 Construction started in October 2020.

**369 Widening and Interchange 369 Widening and Interchange** - The SR 369 interchange and widening project was awarded by the BOC in August 2020, with construction starting in late 2020. Project construction will be three years for construction completion once notice to proceed is given to the contractor. Groundbreaking scheduled for the morning of November 17.

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

**Bennett Park** – Project team meeting to define master plan elements was held September 15, 2020. Consultant in process of completing topo survey on the entire site and then will start drafting site plan options. Anticipated completion 2022.

**Coal Mountain Dog Park** – Final completion expected in November with the monument sign installation and a lending library dedication in December Anticipated Grand Opening Ribbon Cutting in November 2020.

**Coal Mountain Park Renovation** – This project is on hold awaiting final design of the Coal Mountain Connector Road, right of way determination, and round-about design.

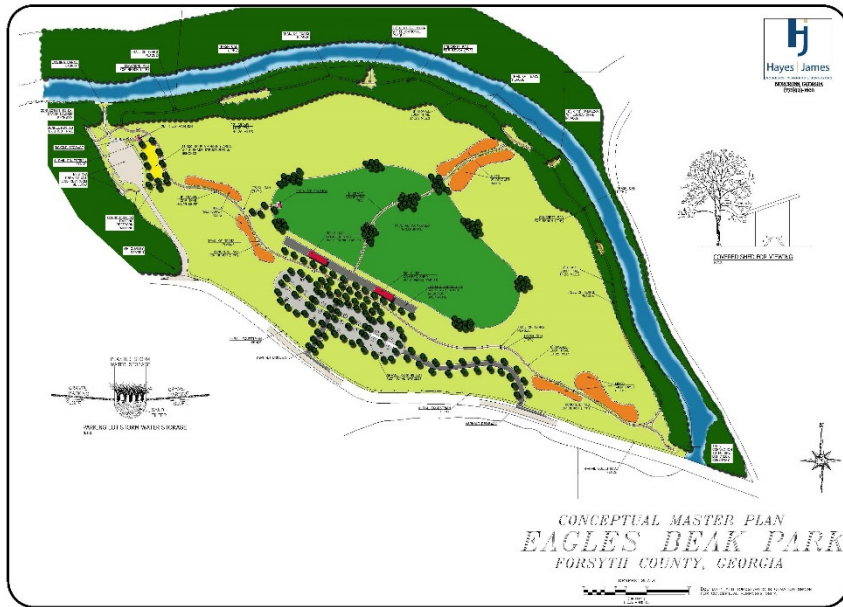
**Coal Mountain Town Center** - Architectural design work is ongoing as well as landscape design and code work. We should have public hearings and community meetings on it by mid-year.

**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.

Anticipated completion date is October 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** – Design plans submitted to permitting October 19, 2020 with advertisement of bids expected in mid-November 2020. Anticipated completion 2021.

**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 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 have been delayed by COVID-19 and will be rescheduled at a later date. Anticipated completion date 2024.

## Important Dates to Remember

### **A lot of exciting things to take note of in District 4**

**November 3** – Election Day – Polls close at 7:00 p.m. Find your polling place here: <https://www.mvp.sos.ga.gov>

**November 4** – BOC Special Called Meeting – CivicClerk @ 10:00 a.m.

**November 5** – BOC Regular Meeting @ 5:00 pm

**November 9** – Forsyth County Mental Health Criminal Justice ask Force

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

**November 11** – Veterans Day – County Offices CLOSED

**November 16** – Coal Mountain Elementary Spelling Bee @ 8:15 a.m.

**November 16** – BOC Special Called Meeting – Impact Fees @ 1:30 p.m.

**November 16** – Forsyth County Library Bookmobile Ribbon Cutting Ceremony  
at Hampton Library @ 4:30 p.m.

**November 17** – 369/400 Widening/Interchange Project Groundbreaking  
Ceremony @ 9:00 am

**November 17** - Coal Mountain Dog Park Grand Opening Ribbon Cutting  
4060 County Way @ 10:00 a.m. (approx.)

**November 19** – BOC Regular Meeting @ 5:00 pm

**November 24** – BOC Work Session @ 2:00 pm

**November 24** – Planning Commission Public Hearing @ 6:30 pm

**November 26 & 27** – Thanksgiving Holiday – County Offices CLOSED

## **IMPORTANT VOTING INFORMATION**

**EARLY VOTING** – Last day to early vote is TOMORROW - Friday, October 30 (see chart below for locations and times).

**ABSENTEE-BALLOTS** – Must be RECEIVED in the Voter Registration & Elections Office no later than 7:00 p.m. on Tuesday, November 3. The ballot drop box at the Voter office will accept absentee ballots physically dropped off up until 7:00 p.m. on Election Day.

**VOTER REGISTRATION & ELECTIONS OFFICE** – 1201 Sawnee Drive, Cumming, GA 30040. You may contact Forsyth County Voter Registrations & Elections with any questions at 770-781-2118 or here:  
<https://www.forsythco.com/Departments-Offices/Voter-Registrations-Elections>

## Advance Voting Locations & Dates

Advance Voting Hours are between 8 a.m. and 5 p.m.

Location	Address	Oct. 12-16 M-F	Oct. 17 Saturday	Oct. 19-23 M-F	Oct. 24 Saturday	Oct. 26-30 M-F
Elections Office	1201 Sawnee Dr.	✓	✓	✓	✓	✓
Hampton Park Library	5345 Settingdown Rd.	✓	✓	✓	✓	✓
Parks & Recreation Natural Resources Operations Center	1605 Canton Hwy.	✓	✓	✓	✓	✓
Sharon Springs Park Community Building	1950 Sharon Rd.	✓	✓	✓	✓	✓
Midway Park Community Building	5100 Post Rd.	✓	✓	✓	✓	✓
Cumming Recreation & Parks Multi-Purpose Room	437 Pilgrim Mill Rd.	✓	✓	✓	✓	✓
Coal Mountain Park Community Building	3560 Settingdown Rd.	✓	✓	✓	✓	✓
Olde Atlanta Clubhouse	5745 Olde Atlanta Pkwy.		✓	✓	✓	✓
Sharon Forks Library	2820 Old Atlanta Rd.		✓	✓	✓	✓
Windermere Lodge	4444 Front Nine Dr.		✓	✓	✓	✓
Sexton Hall Enrichment Center	2115 Chloe Rd.				✓	✓

Forsyth County will have advance/early voting available as indicated in this chart.  
A check mark denotes when the facility will be open for Advance Voting.





# ELECTION DAY VOTING

**Tuesday, November 3**

November 3 is Election Day for the General Election and the Special Election to fill the unexpired term of a U.S. Senator.



★ ★ ★ Election Day Polling Places ★ ★ ★					
Precinct #	Precinct Name	Building Name/Location	Address	City	Zip
01	Big Creek	First Redeemer Church	2100 Peachtree Pkwy.	Cumming	30041
02	Brandywine	Calvary Chapel	200 James Rd.	Alpharetta	30004
03	Browns Bridge	Central Park Recreation Center	2300 Keith Bridge Rd.	Cumming	30040
04	Chestatee	Atlanta Cricket Fields	5395 Keith Bridge Rd.	Cumming	30041
05	Coal Mountain	Coal Mountain Park Community Building	3560 Settingdown Rd.	Cumming	30040
06	Crossroads	Hampton Park Library	5345 Settingdown Rd.	Cumming	30041
07	Cumming	Cumming City Hall	100 Main St.	Cumming	30040
08	Mashburn	Lanier United Methodist Church	1979 Buford Hwy.	Cumming	30041
10	Midway	Midway Park Community Building	5100 Post Rd.	Cumming	30040
15	Heardsville	Sawnee Mountain Park Community Building	3995 Watson Rd.	Cumming	30028
16	Otwell	First Baptist Cumming	1597 Sawnee Dr.	Cumming	30040
19	Old Atlanta	Olde Atlanta Clubhouse	5745 Olde Atlanta Pkwy.	Suwanee	30024
21	South Forsyth	Sharon Springs Park Community Building	1950 Sharon Rd.	Cumming	30041
25	Windermere	Windermere Lodge	4444 Front Nine Dr.	Cumming	30041
27	Concord	Concord Baptist Church	6905 Concord Rd.	Cumming	30028
29	Polo	Grace Chapel Church of Christ	6755 Majors Rd.	Cumming	30040
34	Fowler	Fowler Park Recreation Center	4110 Carolene Way	Cumming	30040
35	Johns Creek	Johns Creek Baptist Church	6910 McGinnis Ferry Rd.	Alpharetta	30005
36	Nichols	Old Atlanta Park Recreation Center	810 Nichols Rd.	Suwanee	30024
37	Sawnee	Parks & Recreation Natural Resources Operations Center	1605 Canton Hwy.	Cumming	30040

**Important: Voters will need to go to their designated Election Day polling place.**  
To confirm your polling place and view a sample ballot, please visit <https://www.mvp.sos.ga.gov>.



Polling places, precinct and district maps are available on the Voter Registrations and Elections page:  
<https://www.forsythco.com/Departments-Offices/Voter-Registrations-Elections>.



1201 Sawnee Drive ★ (770) 781-2118 ★ voter@forsythco.com ★ forsythco.com



