



Zoning Applications

ZA3985 – Forsyth County Board of Commissioners

This property is located at 7245, 7225, and 7205 Kirby Drive, Cumming, GA, 30028.

Project Summary

County initiated rezoning with CUP from Single Family Residential District (RES2) to Agricultural District (A1) on 20.538 acres.

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

https://css.forsythco.com/EnerGov_Prod/SelfService#/plan/e16828e3-389d-4ff0-9ebe-3dad069fb65c

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

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

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

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

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

Zoning Condition Amendments

AZ200027 – Robert Jason Love

This property is located at 7030 Creek Ridge Drive, Gainesville, GA 30506.

Project Summary

Applicant is requesting to amend condition #6 previously approved for ZA2595

Concurrent Variance Request(s)

Applicant is requesting a variance to 1. Reduce the exterior setback from 50 ft. to 38 ft. (UDC Table 11.2 (a)).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/69076096-0b5a-4c0f-9cc3-85ee6fd5f09e

AZ200026 – Louanne Henderson

This property is located at 4410 Cordova Lane, Cumming, GA 30028.

Project Summary

Applicant is requesting to amend condition #17 previously approved for ZA3171.

Concurrent Variance Request(s)

Applicant is requesting a variance to 1. to reduce the minimum side yard setback to allow 10 feet between foundations 2. to reduce the exterior setback from 50 feet to 43 feet (UDC Table 11.2(b)).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/1a7b48eb-9b19-4737-92e7-44cd72e0c713

Community Updates

Census Update – Have you completed your 2020 Census form? The deadline to respond is October 5. Go to <https://www.2020census.gov/> for more information and to complete your information.

2020 Forsyth County Transportation Summit – A virtual Forsyth County Transportation Summit was held on Wednesday, Sept. 30. The event, hosted by the Forsyth County Chamber of Commerce, featured transportation project updates from local and state officials. Enjoy watching the full event here <https://player.vimeo.com/video/464057591>.

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 (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 Should be under construction late 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 October 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 2021.

Matt Community Park Tennis Complex – The SPLOST 7B funded project 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.

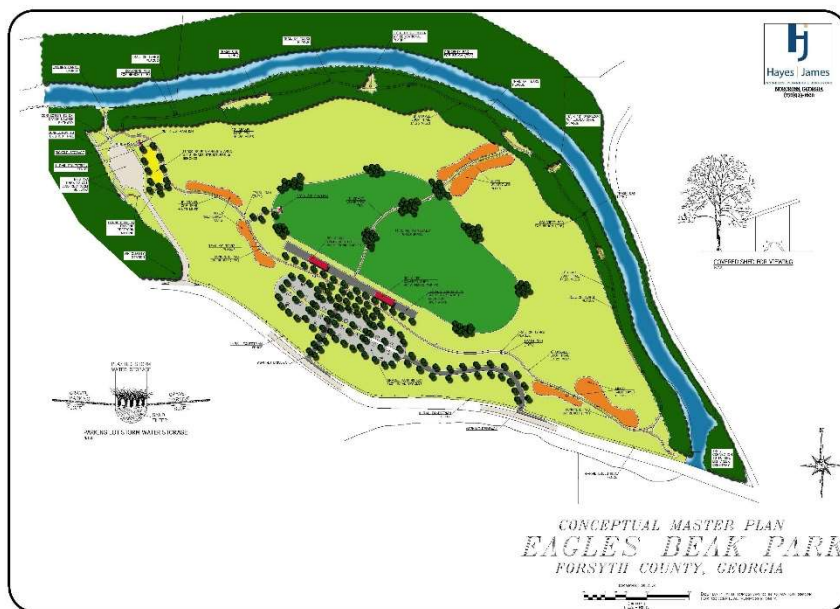
Matt Community Park Recreation Center – Public input meetings have been delayed by COVID-19 and will be rescheduled at a later date. Anticipated completion date 2024.

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 Park Phase 2 –Final design review scheduled for 9-24-20. Documents to permitting anticipated for early October 2020 with advertisement of bids expected in late October 2020. Anticipated completion 2021.

Bennett Park – Parcel of land acquired/closed. Project team meeting to define master plan elements was held September 15, 2020. Consultant in process of drafting site plan options. Anticipated completion 2022.

Coal Mountain Dog Park – Fencing is being installed this week. Pavilion installation scheduled for next week. Synthetic turf scheduled for install in two weeks. Contractor anticipates being ready for final inspection by end of October. Anticipated completion October 2020.

Historic Matt School - Board of Commissioner approved on July 14, 2020 the Foresite Group as the architect for the Matt School House Project

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

- October 7** Cultural Diversity Roundtable
- October 8** Board of Commissioners' Meeting at 5:00 p.m.
- October 14** Georgia Suicide Prevention Coalition Meeting
- October 22** Board of Commissioners' Meeting at 5:00 p.m.
- October 27** Planning Commission Public Hearings at 6:30 p.m.

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.

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>