



## 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

### **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

### **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

### **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](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](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 Sept. 30. 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 miles 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 (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.

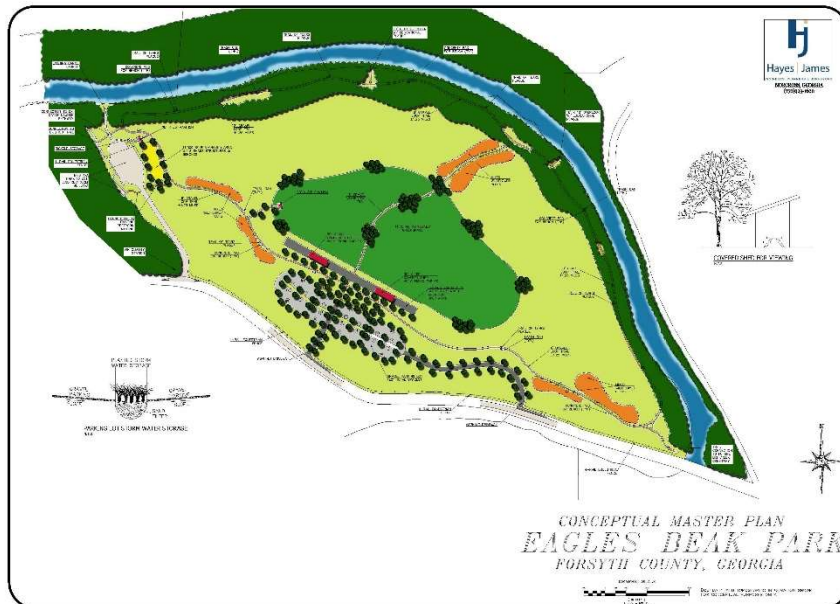
**369 Widening and Interchange 369 Widening and Interchange** - The SR 369 interchange and widening project was awarded by the BOC in August 2020, with construction starting in October 2020. Project construction will be three years for construction completion once notice to proceed is given to the contractor.

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

**Matt Community Park Tennis Complex** – Construction has experienced substantial weather delays. The courts are finished, lighting installed, and pavilion erected. Site landscaping is in progress now and pre-fab restroom building is scheduled to be delivered on 8-27-20. Anticipated Completion Date: September/October 2020.

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

**Eagles Beak Park** – The State budget has been approved and grant contracts are undergoing legal review. No firm date has been confirmed for arrival of the contracts. Hayes-James is in final preparations of the construction documents so the project will be ready to bid around the time the grant is formally accepted.



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

**Bennett Park** – Parcel of land acquired/closed. Master site planning will resume in September. The project is expected to start construction in 2022 with 2023 completion date.

**Coal Mountain Dog Park** – Contractor is waiting on pre-fab restroom building to be delivered. This extra was added onto the contract after bid so contractor is requesting addition time be added to the contract. Project is about 75% with anticipated completion in 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

**September 1** GDOT SR400 Express Lane Update (Virtual) at 5:30 p.m.

**September 2** Drug Awareness Council Meeting (Virtual) at 8 a.m.

**September 3** Board of Commissioners' Meeting at 5 p.m.

**September 10** World Suicide Awareness Day

**September 10** Forsyth County Drug Awareness Council (Facebook Live) at 7:00 p.m.  
<https://www.facebook.com/ForsythCountyDrugAwarenessCouncil>

**September 17** Board of Commissioners' Meeting at 5 p.m.

**September 22** Planning Commission Public Hearings at 6:30 p.m.

**September 30** Forsyth County Transportation Summit (Virtual) at 11:30 a.m.

# Let's talk openly about suicide



## A Facebook Live Event\*

[fb.com/ForsythCountyDrugAwarenessCouncil](https://fb.com/ForsythCountyDrugAwarenessCouncil)

**September 10 at 7 p.m.**

### Featuring:

**Mike Dudgeon**, Former Representative

**John Trautwein**, Will to Live Foundation

**Kevin Tanner**, Representative; Chair, Georgia Behavioral Health Reform & Innovation Commission

**Ron Freeman**, Forsyth County Sheriff

**Nathan Castleberry**, Associate Pastor,  
Mountain Lake Church

### Moderated by:

**Cindy J. Mills**, Forsyth County BOC  
Vice-Chairman

*\*Due to COVID-19, this will be a virtual event.*



# Let's talk openly about suicide

September 10 at 7 pm

Join us live on Facebook:

[fb.com/ForsythCountyDrugAwarenessCouncil](https://fb.com/ForsythCountyDrugAwarenessCouncil)