



Zoning Applications

ZA4018 – Forsyth County Board of Commissioners

This property is located east and west of Marsett Parkway approximately 1,170 ft. northeast of the intersection with Martin Road. The property is also located immediately south of properties known as 4950 Marsett Parkway and 4620 Hemingway Trail and immediately east of property known as 4320 Georgia Highway 400, Cumming, GA 30041.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 32.48 acres for warehouse/office buildings totaling 262,800 sq. ft. with 550 parking spaces with Conditional Use Permits (CUPs) for open storage yards not exceeding 20%, kennels, animal hospitals, veterinary clinics, food processing plants, frozen food lockers, micro-breweries, micro-distilleries, breweries and distilleries conducting around the clock business on property currently zoned Agricultural District (A1).

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

Variance to: 1. Reduce the front setback abutting Georgia Highway 400 from 60 ft. to 40 ft. (UDC 10-1.10(B)(1)); 2. Reduce the landscape strip abutting Marsett Parkway from 25 ft. to 20 ft. (UDC Table 14.2); 3. Reduce the front setback abutting Marsett Parkway from 50 ft. to 40 ft. (UDC Table 14.2); 4. Reduce the zoning buffers along the northern and southern property boundaries from 20 ft. to 0 ft. (UDC Table 14.2); 5. Reduce the zoning setbacks along the northern and southern property boundaries from 30 ft. to 15 ft. (UDC Table 14.2); 6. Reduce the zoning buffer along the eastern property boundary from 60 ft. to 25 ft. (UDC Table 14.2); 7. Reduce the zoning setback along the eastern property boundary from 75 ft. to 50 ft. (UDC Table 14.2); 8. Reduce the landscape strips along all future side and rear lot or lease lines from 6 ft. to 0 ft. (UDC 14-4.13); 9. Reduce the percentage of bicycle parking for non-residential uses from 2.5% of the total number of automobile parking spaces provided to 0% (UDC 21-12.5 (F)(1)); 10. Reduce the front setback abutting proposed Road A from 50 ft. to 40 ft. (UDC Table 14.2); 11. Reduce the landscape strip abutting proposed Road A from 25 ft. to 20 ft. (UDC Table 14.2).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8f4eaab9-94e6-455c-ba44-6639abbf3df7?tab=moreinfo

ZA4016 – Taylor Morrison of Georgia, LLC

This property is located at 4850 Burruss Road, Cumming, GA 30028. The property is also located southeast of Burruss Road approximately 1,260 ft. east of the intersection with Dahlonega Highway and immediately east and south of property known as 4810 Burruss Road.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 78.80 acres for 95 residential lots with a density of 1.2 units per acre.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/562293d7-b068-4596-ab9c-5eda8f97819f

ZA4015 – Matt Sosebee

This property is located at 6880, 6890 and 6900 Keith Bridge Road, Gainesville, GA 30506.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) and Neighborhood Shopping District (NS) to Agricultural District (A1) with a Conditional Use Permit (CUP) for an open storage yard with 292 parking spaces on 9.673 acres.

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

Variance to: 1. Reduce the zoning buffer adjacent to tax map/parcels 291-025 and 291-028 from 25 ft. to 0 ft. as represented on the concept plan (UDC Table 15.2); 2. Reduce the zoning buffer adjacent to tax map/parcel 291-027 from 25 ft. to 10 ft. (UDC Table 15.2).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8dc48116-062b-43eb-b46f-318953d47e56

ZA4001 – Brandon Richardson

This property is located south of A C Smith Road approximately 2,100 ft. northwest of the intersection with Jewell Bennett Road. The property is also located immediately south and east of property known as 6780 A C Smith Road, Dawsonville, GA 30534.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) Conservation Subdivision on 88.45 acres for 130 residential lots with a density of 1.47 units per acre.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5

ZA3999 – Fill Ministries, Inc.

This property is located at 6405 Bennett Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 3.03 acres with an office, retail trade establishment, and indoor commercial recreational facility with Conditional Use Permits (CUPs) for a private school that may exceed 10,000 sq. ft., warehouses, storage buildings and a caretaker's residence in buildings totaling 22,898 sq. ft. with 104 parking spaces.

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

Variance to: 1. Reduce the zoning setback along the northern property boundary from 50 ft. to 0 ft. (UDC Table 12.2); 2. Reduce the zoning buffer along the northern property boundary from 40 ft. to 0 ft. (UDC Table 12.2); 3. Reduce the landscape strip along the northern property boundary from 10 ft. to 0 ft. (UDC 12-10.15).

Recommendations/Action

Staff Recommendation - Non-supportive due to the intensity of the proposed use, which is in conflict with the North Georgia 400 Character Area's non-residential design guidelines and strategies to transition development from high intensity non-residential and mixed-use developments to residential areas

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/4ca91ff9-b73e-4318-8b52-2cdb4c55a4a1

ZA3994 – WP South Acquisitions, LLC

This property is located at 4715 and 4735 Settingdown Circle, Cumming, GA 30041. The property is also located west of Georgia Highway 400 approximately 890 ft. and 1,250 ft. north of the intersection with Bottoms Road.

Project Summary

Applicant is requesting to rezone from Multi Family Residential Restricted District (RES6) and Commercial Business District (CBD) to Master Planned District (MPD) on 51.72 acres for 310 attached residential units with a density of 6 units per acre and commercial buildings totaling 39,100 sq. ft. with 172 parking spaces.

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

Variance to: 1. Increase the percentage of total residential units for apartments from 20% to 100% (UDC 20B-2.3(B)).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/ad0c30c1-ee0a-4745-ad42-309383ffcb7d

Conditional Use Permits

CP210020 – AJ Companies ATL, LLC

This property is located at 5405 Oak Grove Circle, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a short-term rental for 10 overnight guests with 4 parking spaces on 7 acres currently zoned Agricultural District (A1)

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9

CP210017 – Fill Ministries, Inc.

This property is located at 6405 Bennett Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to build a place of worship (5,407 sq. ft. chapel) with ancillary uses to include a fellowship/meeting hall, pavilion/bathrooms, shed, office, minister's residence, and food pantry in buildings totaling an additional 29,991 sq. ft. with 104 parking spaces on 3.03 acres currently zoned Agricultural District (A1).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/bdf89f7e-40b2-4ae3-8eb5-f405b0c97959

CP210011 – Rachel Christensen

This property is located at 5685 Rolling Acres Lane, Cumming, GA 30041.

Project Summary

Incomplete application – pending missing information, project not defined.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/b93ea1ba-c820-4a96-b264-96573e4031fc

CP210010 – Judy Tatum

This property is located at 5570 and 5590 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Incomplete application – pending missing information, project not defined.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/6d199968-042d-4248-a28b-b594e4a68dc4

Sketch Plats

SP210007 – Hope Fellowship GA, Inc.

This property is located at 6215 Sexton Road and 6230 Matt Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to build an 8,500 sq. ft. place of worship with 56 parking spaces on 6 acres currently zoned Commercial Business District (CBD).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/6b9b60d9-9711-4c2f-92fa-47572226395a

Zoning Condition Amendments

No new or pending Zoning Condition Amendments.

Community Updates

COVID-19 vaccine eligibility in Georgia is open for everyone 12 years of age and older. The COVID-19 vaccine distribution program is administered by the state Department of Public Health. At this time, we are directing residents to keep informed about the vaccine and vaccine availability/distribution through the following:

- <https://dph.georgia.gov/covid-vaccine> - the Department of Public Health's Vaccine Page has a "Health Department Scheduling" application that allows you to look for available vaccine in your area.
- COVID-19 vaccines are administered at all D2PH locations, including the Forsyth County Public Health Office (428 Canton Hwy.), during the following date/times (all offices are closed for lunch between 12:30 and 1 p.m. daily):
 - Monday, Wednesday, Thursday - 8 a.m. to 5 p.m.
 - Tuesday - 8 a.m. to 7 p.m.
 - Friday - 8 a.m. to noon
- Primary care physician – physician offices may be receiving vaccines in the near future, check with your doctor's office often and ask if they have a wait list or notification plan.
- Pharmacies – check with local pharmacies directly, they may have more current information than is provided on other sites.

Transportation Projects

369 Widening and Interchange - The SR 369 interchange and widening project was awarded by the BOC in August 2020 and is a joint County/GDOT interchange project. Groundbreaking event occurred on November 17, 2020, with County and State representatives attending this event. Project construction will be three years for construction from the notice to proceed issued December 14, 2020, weather delays not included.

Coal Mountain Connector - Construction to begin in 2022.

Other Transportation Projects - please see list of current transportation projects in Forsyth County [here](#).

Coal Mountain Town Center

Architectural design work is ongoing as well as landscape design and code work. We anticipate public hearings and community meetings will begin 4th quarter 2021.

District 4 Parks & Recreation

Bennett Park – Project team meeting to define master plan elements was held September 15, 2020. Project team reviewed site plan option for Master Plan on December 2, 2020. Hayes James is completing final review of site plan and cost projections. Master Plan presented to P&R Board March 3, 2021, and Commissioners April 1, 2021. The extension of the design services contract with Hayes James was approved on the 5-20-21 Commissioners' Regular Meeting agenda. Construction design kickoff was July 8, 2021, and plans review meeting is scheduled for September 9, 2021. Anticipated completion date is Summer 2023.

Coal Mountain Park Renovation – This project is on hold awaiting transportation design of Smith Road connector and Settingdown Road round-about shift, which is at 90% design point. Anticipated completion date is 2023.

Drone Flying Field (*Not a District 4 Park*) – For those drone enthusiasts, newbies, and interested spectators, Forsyth County has opened a Drone Flying Field in the future Denmark Park property (500 Windy Hill Drive). The 50-acre field provides recreation drone operators a place to fly without any special permit. Specified operating times and rules can be found [here](#).

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. A separate RFP for the playground design was advertised and will open on 9-9-21. Next GOSP quarterly update is due 9-30-21. Anticipated completion date in January 2022.



Lanierland Park Phase 2 –Astra Group was granted Notice to Proceed on June 17. This \$16.5M project will take 14 to 15 months (weather cooperating). The groundbreaking ceremony was held Friday, July 9 at 10:00 a.m. Construction started July 7, 2021. The engineering and general contractor are recalculating the grading design which requires the project go back through LDP review and may create a slight delay. Existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is late 2022.

[Click here](#) to see what Lanierland Park will look like when complete (provided by Lose Design).



Children’s Healthcare of Atlanta has offered the County a Sponsorship of \$35,000.00 for the purchase of a Randolph Rose (Yonkers, NY) limited design called Celebrate Diversity – Pledge of Allegiance Bronze Statue Set of Five. The set features five young children of different ethnicities proudly holding their hands over their hearts and reciting the Pledge of Allegiance. The artwork will be located at the entry to the Baseball/Miracle League Complex in Phase 2.

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 Recreation Center – An online survey was released to the public on 8-20-21 and is still available for participation [here](#). There are two drop-in style public input meetings scheduled, one on 9-2-21 at Sawnee Mountain Park Community Bldg. and another on 9-8-21 at Coal Mountain Park Community Bldg., both will be from 5:00 to 7:00 p.m. Anticipated completion date 2024.

IMPORTANT DATES TO REMEMBER

September 2 – Finance Committee Meeting @ 1:30 p.m.

September 2 – BOC Regular Meeting @ 5:00 p.m.

September 2 – Matt Community Rec Center Input Meeting @ 5:00 p.m. (at Sawnee Mountain Park Comm Bldg.)

September 7 – Work Session @ 2:00 pm.

September 8 – Matt Community Rec Center Input Meeting @ 5:00 p.m. (Coal Mountain Park Comm Bldg.)

September 9 – Mental Health & Wellness Initiative – World Suicide Awareness Day @ 6:30 p.m. (My Local Church – 3105 Dahlonega Hwy., Cumming)

September 15 – Mental Health & Wellness Committee @ 8:30 a.m. (Virtual)

September 16 – BOC Regular Meeting @ 5:00 p.m.

September 21 – BOC Work Session @ 2:00 p.m.

September 28 – Planning Commission Public Hearing @ 6:30 p.m.