



## Zoning Applications

### **ZA4048 – Jamie Hobbs**

This property located at 2860 Dahlonega Highway, Cumming, GA 30040.

#### **Project Summary**

Applicant is requesting to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 4.515 acres with Conditional Use Permits (CUPs) for a 2,400 sq. ft. contractor's establishment and open air business with 8 parking spaces.

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

Variance to: 1. Reduce the zoning buffer along the northern and eastern property boundaries from 40 ft. to 10 ft. (UDC Table 12.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/268aa8cd-6eb1-4f2f-86c9-890217a5b6f5](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/268aa8cd-6eb1-4f2f-86c9-890217a5b6f5)

### **ZA4047 – Forsyth County Board of Commissioners**

This property located at 4095 and 4165 Settingdown Road and 4245 Settingdown Circle, Cumming, GA 30028. The property is also located northeast of Martin Road and northwest of Settingdown Road at the intersection. The property is also located south of Church Road approximately 115 ft. west of the intersection with Settingdown Circle.

#### **Project Summary**

County initiated request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 55.395 acres for warehouse/office buildings totaling 636,050 sq. ft. with Conditional Use Permits (CUPs) for commercial recreational facilities, outdoor, micro-distillery, micro-brewery, office commercial multiple story (OCMS) zoning district uses and performance standards, open storage yards, not exceeding 20% of the total lot, research laboratories, and ancillary manufacturing, transportation, communications, and utility facilities, except truck terminals, kennels, animal hospitals, veterinary clinics, cold storage plants and frozen food lockers and a bowling alley.

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

Variance to: 1. Reduce the zoning buffer along the western property boundary from 40 ft. to 25 ft. (UDC Table 14.2); 2. Reduce the zoning buffer along the eastern property boundary from 40 ft. to 0 ft. (UDC Table 14.2); 3. Reduce the undisturbed stream buffer from 50 ft. to 0 ft. (UDC 18-11.2(A)); 4. Reduce the impervious setback from 75 ft. to 0 ft. (UDC 18-11.2(B)).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/f2dd320d-326c-423e-be69-8161ad608e2b](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/f2dd320d-326c-423e-be69-8161ad608e2b)

### **ZA4043 – The Roy Bennett Family Partnership LLP**

This property is located west of Jot Em Down Road approximately 555 southeast of the intersection with Cross Roads Road. The property is also located immediately south of property known as 5350 Jot Em Down Road, Cumming, GA 30041.

#### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 59.988 acres for 97 residential lots with a density of 1.62 units per acre.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/d8219310-9fd1-4364-9def-0a05ea0706f7](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/d8219310-9fd1-4364-9def-0a05ea0706f7)

### **ZA4033 – MG Enterprises 9 LLC**

This property is located south of Dawsonville Highway, west of the intersection with Keith Bridge Road.

#### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 2.465 acres for commercial buildings totaling 14,190 sq. ft. with 58 parking spaces with Conditional Use Permits (CUPs) for a convenience store with gas pumps conducting around the clock business.

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

Variance to: 1. Reduce the zoning buffer along the western and southern property boundary from 40 ft. to 20 ft. (UDC Table 12.2); 2. Reduce the zoning setback along the western and southern property boundary from 50 ft. to 30 ft. (UDC Table 12.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/81e54f0a-c6a5-45e6-bf20-a342f67388fb](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/81e54f0a-c6a5-45e6-bf20-a342f67388fb)

### **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 310,500 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, and conducting around the clock business. Concurrent Variance or Conditional Use Permit (CUP) Request(s)

#### **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 buffer along the eastern property boundary from 40 ft. to 25 ft. (UDC Table 14.2); 6. Reduce the landscape strips along

all future side and rear lot or lease lines from 6 ft. to 0 ft. (UDC 14-4.13); 7. 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)); 8. Reduce the rear setback from 25 ft. to 15 ft. (UDC Table 14.2); 9. Increase the maximum number of parking spaces from 142 to 191 for buildings 2 and 3 (UDC Table 17.1).

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

### **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 105 residential lots with a density of 1.19 units per acre.

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

Variance to: 1. Reduce the minimum number of lots entirely abutted by open space on at least one side from 85% to 43.81% (UDC 19-5.1(C)); 2. Reduce the building setback from all primary conservation areas from 75 ft. to 0 ft. (UDC 19-5.1(D)).

#### **Staff Recommendation**

Non-supportive due to the large, secondary conservation areas that are not providing usable open space, the placement of lots in clusters that are 6 lots deep without conservation areas or useable community space and variance 2. In addition, variance 1 as requested is not supported.

Additional information found at the following Customer Self Service Portal link:  
[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/62430336-ef5a-4a64-b095-2f5811a194d5)

## **Conditional Use Permits**

### **CP220002 – Forsyth County Board of Commissioners**

This property is located at 8133 Stone Hill Road, Cumming, GA 30028.

#### **Project Summary**

County initiated request for a Conditional Use Permit to operate an open storage yard on 2.780 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/8d0e29e6-f199-4490-adf1-a3d76a11a652](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/8d0e29e6-f199-4490-adf1-a3d76a11a652)

### **CP220001 – Forsyth County Board of Commissioners – APPROVED 2/3/22**

This property is located at 5150 Oak Grove Circle, Cumming, GA 30028.

#### **Project Summary**

County initiated request for a Conditional Use Permit for agritourism on 39.21 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/7f336327-cfef-4067-923e-1becfed2d40d](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/7f336327-cfef-4067-923e-1becfed2d40d)

### **CP210038 – James R. Scienza**

This property is located at located at 5295 and 5345 Picklesimer Road and 6220 Burruss Mill Road, Cumming, GA 30041.

#### **Project Summary**

Applicant is requesting to operate a special event facility in buildings totaling 5,093 sq. ft. with 30 parking spaces on 5.18 acres currently zoned Agricultural District (A1).

#### **Concurrent Variance**

Variance to: 1. Reduce the side buffer adjacent to the southern boundary of tax map/parcel 268-035 from 25 ft. to 10 ft. (UDC 15-3.3(F))(UDC Table 15.2); 2. Reduce the side buffer adjacent to the western boundary of tax map/parcel 268-035 from 25 ft. to 0 ft. (UDC 15-3.3(F))(UDC Table 15.2).

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/cf4c76b8-54dc-4bc7-89e6-05c194bc5bf5](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/cf4c76b8-54dc-4bc7-89e6-05c194bc5bf5)

### **CP210030 – Sergey Kiosak**

This property is located northwest of Cross Roads Road at the intersection with Bennett Road. The property is also located immediately southeast of property known as 6140 Georgia Highway 400, Cumming, GA 30041.

#### **Project Summary**

Applicant is requesting to operate an open storage yard on 2.08 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/09475a61-6670-4be2-8a31-c8aff87f8090](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/09475a61-6670-4be2-8a31-c8aff87f8090)

### **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 3,545 sq. ft. short-term rental for 12 overnight guests with 4 parking spaces on 6.80 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](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88293f04-d288-49cb-a6a4-4df0e6efcca9)

## **Sketch Plats**

### **No New or Pending Sketch Plats**

## Zoning Condition Amendments

### AZ220002 – Tipton Development, LLC – APPROVED 2/3/22

This property is located at 6585 Jewell Bennett Road, Dawsonville, GA 30534.

#### Project Summary

Applicant is requesting to amend conditions 14 and 26 previously approved for ZA3837.

#### Concurrent Variance or Conditional Use Permit (CUP) Request(S)

14. The exterior of all structures shall consist of brick, stone, hard-coat stucco, wood shake siding, cementitious shake siding, architectural metal panel systems, wood lap siding, and/or cementitious lap siding. The front façade of all homes shall consist of fifty percent (50%) or greater of either brick, stone, hard-coat stucco, wood shake siding, or cementitious shake siding, cementitious board and batton or cementitious siding. The remainder of the front façade shall consist of brick, stone, hard-coat stucco, wood shake siding, cementitious shake siding, architectural metal panel systems, wood lap siding, and/or cementitious lap siding. 26. The sides or rear of any structure facing a public right-of-way or facing adjacent properties not in the same development shall comply with the similar exterior material requirements and proportions as the front façade of the structure and the windows and architectural features, including but not limited to, awnings, cornice work, edge detailing or other decorative finish materials shall be similar to the front of the structure.

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

[https://css.forsythco.com/EnerGov\\_Prod/SelfService/#/plan/5f884ccb-fae5-4f51-a086-5556f12a4d1f](https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/5f884ccb-fae5-4f51-a086-5556f12a4d1f)

## Community Updates

**COVID-19 vaccine eligibility in Georgia is open for everyone 5 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 booster availability 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 a 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 1<sup>st</sup> quarter 2022.

### **District 4 Parks & Recreation**

**Bennett Park** – Construction design kickoff was July 8, 2021, and project team detail plans review meeting is scheduled for September 9, 2021. Final plan review meeting is scheduled for December 9, 2021. Hayes James expect to submit permitting plans on March 10, 2022. Anticipated completion date is Summer 2024.

**Coal Mountain Park Renovation** – This project is on hold awaiting transportation design of Coal Mountain Connector and Settingdown Road round-about shift, which is at 90% design point but awaiting ROW acquisition and USACE permitting. The park project will launch when the road project is advertised for bid. Anticipated completion date is undetermined at this time.

**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. The playground is planned for February with the pavilions expected to be installed in April. Anticipated completion date in Spring 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. Erosion control, clearing and grubbing for the project is well underway. The park will close temporarily for one month (weather permitting) for excavation. Once the park reopens, all existing fields in Phase 1 will remain open during construction of Phase 2. Playground recommendations were presented to the Commissioners on January 25, 2022. Anticipated completion is December 2022/January 2023.

[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 Commissioners approved the Foresite Group on July 14, 2020, as the architect for Phase 1 of the Matt School House Project and awarded the contract to K-Team for the renovations. This work is underway. Windows and doors have been replaced and a new electrical service and HVAC system has been installed. Work is also underway to tie the facility into the County water and sewer system. The facility was previously on a septic system and well water. Phase I work should be completed 1<sup>st</sup> quarter 2022. On August 24, 2021, the Board of Commissioners approved Jericho Design Group as the architect for Phase II that will include the design for complete buildout of the facility. Design meetings have started and estimate 10 weeks for design. Phase II design work is in process.

**Matt Community Park Recreation Center** – An online survey was released to the public on 8-20-21 and there were two public meetings, one on September 2 and another on September 8. The architect has tabulated the survey results and has started on design modules to present to staff. Architect and staff are researching options to update master site plan for park or efficiencies of locating the Recreation Center and Library. Anticipated completion is 2025/2026 pending funding options.

## NEW BUSINESS COMING TO DISTRICT 4

**The businesses below applied for a new business license in 2022 with the intent of opening soon.**

Business	Location	APPL	Type of Business
Granny's Shell Food Mart	4820 Dawsonville Hwy, Gainesville	1/24/22	Gas Station w/ Conv Store
Reveille Café	5310 Matt Hwy, Cumming	1/26/22	Full Service Restaurant
The Gathering Tree Wellness Ctr	7395 Browns Bridge Rd, Gainesville	1/26/22	Beauty/Personal Care Salon
AJE Enterprises, LLC	6765 Dahlonega Hwy, Cumming	1/28/22	Gen'l Warehouse & Storage

**The businesses below have submitted site development plans with the intent to open the near future.**

Starbucks @ Browns Bridge	3630 Browns Bridge Rd, Cumming	Jan 2022	Restaurant
Popeyes @ Browns Bridge Ctr	3640 Browns Bridge Rd, Cumming	Jan 2022	Restaurant
Dollar General	5350 Jot em Down Rd, Cumming	Jan 2022	Retail Store
Legacy 369 Self Storage	5540 Matt Hwy, Cumming	Jan 2022	Self Storage Expansion
Max Storage	6775 Browns Bridge, Gainesville	Jan 2022	Self Storage
River Valley Ingredients	5000 Leland Drive, Cumming	Jan 2022	Animal Food Mfg
Hudes Industrial Space LLC	5695 GA 400, Cumming	Jan 2022	Industrial Space
MTScapes	6720 Matt Hwy, Cumming	Jan 2022	Landscaping Company



## IMPORTANT DATES TO REMEMBER

**February 2** – Forsyth County Drug Awareness Council – 8:00 a.m. (United Way / Virtual)

**February 3** – BOC Regular Meeting - 5:00 p.m.

**February 8** – Work Session - 2:00 p.m.

**February 16** – Mental Health & Wellness Committee – 8:30 a.m. (Virtual)

**February 17** – BOC Regular Meeting - 5:00 p.m.

**February 22** – Work Session – 2:00 p.m.

**February 22** – Planning Commission Public Hearings – 6:30 p.m.