



Zoning Applications

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

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

ZA4003 – The Gathering Tree Wellness Center, Inc.

This property is located at 7395 Browns Bridge Rd Gainesville GA 30506

Project Summary

Applicant is requesting to rezone from Commercial Business District (CBD) and Single Family Residential Restricted District (R2R) to Commercial Business District (CBD) on 2 acres for a personal service establishment in a 3,990 sq. ft. existing building with 25 parking spaces with a Conditional Use Permit (CUP) for a massage parlor.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/44ebdfde-d2ec-44c3-89d1-00e7108011f1

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

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 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

No new or pending Sketch Plats.

Zoning Condition Amendments

AZ210028 – Rockhaven Homes, LLC

This property is located at 8705 Old Federal Road, Ball Ground, GA 30107. The property is also located immediately south of property known as 8705 Old Federal Road.

Project Summary

Applicant is requesting to delete conditions 2, 15, 16, 18, 19, 20, 21 and 25 previously approved for ZA3079 on June 15, 2005.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/fa43e495-6aed-41e5-b5f5-7521c86b0c51

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. This includes the Lanier Tech-Forsyth Conference Center site.
- *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 Intersection Improvements – Please see the list below of thirty intersection **improvement** projects that have been completed from 2013 until January 2021:

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 Mountain School Bus Driveway – 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 of left and right turning lanes along SR 9 with additional improvement to the vertical curves on SR 9. (GDOT let in 2023/2024)
29. SR 9 at Oak Grove Circle – By-pass lane & Turning lanes under SPLOST 8.
30. Crossroads Road at Bennett Road – Left & Right turn lanes SPLOST 8 Construction to be completed July 9, 2021.

369 Widening and Interchange 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 with the notice to proceed will be given to contractor during the December 14, 2020 pre-construction meeting, without weather delays.

Coal Mountain Connector - Construction to begin in 2021.

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.

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. Anticipated completion date is early 2023.

Coal Mountain Dog Park – The ribbon cutting ceremony and lending library was held on November 17, 2020. The monument sign installation was completed in January 2021.

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.

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.

Water meters purchased and project completed permitting September 28, 2020. Advertisement for bid November 24, 2020. Bids opened on January 7, 2021. Bid consent approval by Commissioners on February 4, 2021. Contracts executed on March 16, 2021 and Notice to Proceed meeting is scheduled for April 2, 2021. Contractor mobilized to site April 19, 2021 with groundbreaking held on April 21, 2021. Construction is underway with anticipated completion date in December 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 –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 will be Friday, July 9 at 10:00 a.m. Existing fields in Phase 1 will remain open during construction of Phase 2. Anticipated completion is early 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 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 resume in August 2021. Anticipated completion date 2024.

IMPORTANT DATES TO REMEMBER

July 8 – Diversity & Inclusion Community Initiative @ 9:00 a.m. (Sheriff's South Precinct)

July 8 – Millage Rate Public Hearing @ 11:00 a.m.

July 8 – BOC Regular Meeting @ 5:00 p.m.

July 9 – Lanierland Park, Phase 2 Groundbreaking @ 10:00 a.m.

July 13 – BOC Work Session @ 2:00 p.m.

July 14 – Atlanta Regional Commission Board Meeting at 1:30 p.m. (Virtual)

July 20 – Chamber of Commerce Board of Directors Meeting @ 11:30 (Chamber of Commerce)

July 21 – Mental Health & Wellness @ 8:30 a.m. (United Way)

July 21 – Finance Committee Meeting @ 1:00 p.m.

July 22 – BOC Regular Meeting @ 5:00 p.m.

July 27 – Work Session @ 2:00 p.m.

July 27 – Board of Health @ 5:30 p.m. (Virtual)

July 27 – Planning Commission Public Hearing @ 6:30 p.m.