



## Zoning Applications

### **ZA3966 – Alina and Dmitry Rockman**

This property is located at 9015 Martin Terrace, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 6.34 acres for 1 residential lot with a density of 0.158 units per acre.

**Additional information found at the following eStatus link:**

<https://estatus.forsythco.com/Application.aspx?App=ZA3966&ID=311370>

### **ZA3964 – North Lanier Boat RV Storage, LLC**

This property is located southeast of Keith Bridge Road approximately 650 ft. northeast of the intersection with North Industrial Drive.

#### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 4.996 acres with a Conditional Use Permit (CUP) for a 31,600 sq. ft. climate-controlled self-service storage building with 10 parking spaces, courtyard self-service storage buildings totaling 19,200 sq. ft. with 7 parking spaces and an open storage yard with 64 parking spaces conducting around the clock business.

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

Applicant is requesting a variance to 1. Reduce the side setback along the western property boundary adjacent to tax map/parcel 254-035 from 15 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the landscape strip on the western property boundary adjacent to tax map/parcel 254-035 from 6 ft. to 0 ft. (UDC 14-4.13); 3. Reduce the separation distance between self-service storage businesses from  $\frac{3}{4}$  mile to  $\frac{1}{4}$  mile (UDC 16-4.25(G)); 4. Increase the hours of operation to allow access between midnight and 5:00 a.m. (UDC 16-4.26(F)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3964&ID=310407>

### **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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3961&ID=310222>

### **ZA3958 – Roberts Properties, Inc.**

This property is located at 3970 Matt Highway, Cumming, GA 30028. This property is also located northeast of Matt Highway at the intersection with Gravitt Road.

#### **Project Summary**

Applicant is requesting to rezone from Single Family Residential District (RES3) and Agricultural District (A1) to Master Planned District (MPD) on 84.521 acres for 93 detached residential lots, 78 attached residential units and 67 apartments with a density of 2.82 units per acre and commercial buildings totaling 57,000 sq. ft. with 501 parking spaces.

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

Applicant is requesting a variance to 1. Increase the maximum percentage of total residential units for townhomes and/or condominiums from 30% to 32.77% (UDC 20B-2.3(A)); 2. Increase the maximum percentage of total residential units for apartments from 20% to 28.15% (UDC 20B-2.3(B)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3958&ID=309017>

## **Conditional Use Permits**

### **CP200003 – John & Lee Ann Frix**

This property is located at 7665 Browns Bridge Road, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to operate an open storage yard on 6.65 acres currently zoned Agricultural District (A1).

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

Applicant is requesting a variance to 1. Reduce the side buffer from 25 ft. to 0 ft. adjacent to tax map/parcel number 185-003 (UDC Table 15.2); 2. Reduce the side buffer from 25 ft. to 8 ft. adjacent to tax map/parcel 185-006 for the existing building only (UDC Table 15.2); 3. Reduce the side setback from 25 ft. to 8 ft. adjacent to tax map/parcel 185-006 for the existing building only (UDC Table 15.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP200003&ID=312712>

### **CP190039 – Jay and Tina Rogers**

This property is located at 6370 Wagner Way, Dawsonville, GA 30534.

#### **Project Summary**

Applicant is requesting to operate short-term rentals in dwellings totaling 16,400 sq. ft. for 44 overnight guests with 48 parking spaces associated with private events on 15.637 acres currently zoned Agricultural District (A1).

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

Applicant is requesting a variance to 1. Increase the maximum number of principal buildings on a lot in Agricultural District (A1) from 2 to 10 principal buildings (UDC 10-1.4).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190039&ID=307742>

## **Sketch Plats**

### **SP190014 – Anthony L. Shannon**

This property is located at 9215 Martin Terrace, Gainesville, GA 30506. This property is also located immediately north of property known as 9231 Martin Terrace.

#### **Project Summary**

Applicant is requesting to combine two lots to build one residential lot on 2.086 acres with a density of .48 units per acre on property currently zoned Lake Residential District (LR).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190014&ID=310318>

### **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 eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190009&ID=306446>

## Zoning Condition Amendments

### **AZ200002 – Thomas Family Realty, LLC**

This property is located on the north Side of Matt Highway (SR 369) approximately 1175 feet northwest of the intersection with Whitmire Road, also known as 6720 Matt Hwy, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to delete conditions #1, #12, #13, #16 and #18 and to amend conditions #5 and #17. This application is to amend conditions previously approved for ZA2675.

#### **Concurrent Variance Request(s)**

Applicant is requesting a variance to 1. Reduce the zoning setback from 50 feet to 17 feet along the eastern property boundary (UDC Table 12.2); and 2. Reduce the zoning buffer from 30 feet to 10 feet along the eastern property boundary (UDC Table 12.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ200002&ID=312198>

## Community Updates

**Matt Community Park Tennis Complex** – Construction underway. Anticipated completion date Fall 2020.

**Matt Community Park Recreation Center** – Public input meetings scheduled for 3.16.20 at Sawnee Mountain Park at 4 p.m. and 3.17.20 at Coal Mountain Park Community Building at 6 p.m. Anticipated completion date 2024.

**Eagles Beak Park** – The Georgia Department of Natural Resources announced the recipients of the Georgia Outdoor Stewardship Program Grant. Forsyth County was awarded \$2,250,000 for Eagles Beak Park. Please see the press release here: <https://georgiawildlife.com/dnr-announces-14-grants-through-georgia-outdoor-stewardship-program>. Below is the Eagles Beak Park Master Plan.



**Bennett Park** – Public meeting was held January 29, 2020. Anticipated Completion Date 2023.

**Coal Mountain Dog Park** – Bid was approved by the Board of Commissioners. Anticipated completion date September 2020.

**Historic Matt School** - The University of North Georgia completed their study for the programming of Matt School and presented findings to the Board of Commissioners.

**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.

**369 Widening and Interchange** - The project should be out to bid in March and will have a 60-day bid time, which should put the award date in May, project will be three years for construction completion once started.

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

## Important Dates to Remember

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|-----------------|---|
| <b>March 5</b>  | Board of Commissioners' Meeting at 5 p.m.   |
| <b>March 16</b> | Matt Community Park Recreation Center Public Input Meeting at Sawnee Mountain Park at 4 p.m.                  |
| <b>March 17</b> | Matt Community Park Recreation Center Public Input Meeting at Coal Mountain Park Community Building at 6 p.m. |
| <b>March 19</b> | Board of Commissioners' Meeting at 5 p.m.   |
| <b>March 24</b> | Planning Commission Public Hearings at 6:30 p.m.  |