



Zoning Applications

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).

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

CP210003 – Paul Marks

This property is located at 5755 and 5765 Namon Wallace Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate an open storage yard with 178 parking spaces with a 740 sq. ft. accessory office with 4 parking spaces on 6.750 acres currently zoned Agricultural District (A1).

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

Variance to: 1. Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/b18f1d26-ecdc-49a5-b8ac-90992ca22f24

CP210002 – GPB Properties, LLC

This property is located at 5060 Dawsonville Highway and 7835 Knight Road, Gainesville, GA 30506.

Project Summary

Applicant is requesting to operate an open storage yard with 87 parking spaces with an existing 2,479 sq. ft. accessory office on 2.71 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/d41d1ce1-a735-4eab-b883-9f6bad2e76f9

CP200037 – Atlanta Cabinet Coatings, LLC

This property is located at 4250 Keith Bridge Road, Suites 100 and 110, Cumming, GA 30041.

Project Summary

Applicant is requesting to operate a 3,500 sq. ft. cabinet manufacturing facility in an existing building with 6 parking spaces on 3.42 acres currently zoned Highway Business District (HB).

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

Variance to: 1. Reduce the zoning buffer along the southern property boundary from 40 ft. to 6 ft. (UDC Table 12.2); 2. Reduce the zoning setback along the southern property boundary from 50 ft. to 25 ft. (UDC Table 12.2); 3. Reduce the rear landscape strip from 10 ft. to 6 ft. (UDC 12-10.15); 4. Reduce the front setback from 40 ft. to 20 ft. (UDC Table 12.2); 5. Reduce the front landscape strip from 10 ft. to 0 ft. (UDC Table 12.2).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/676c5084-885e-472a-b086-6beb4c864b41

Sketch Plats

No new or pending Sketch Plats.

Zoning Condition Amendments

AZ210011 – Forsyth County Board of Commissioners

This property is located at 7280 McBrayer Road, Cumming, GA 30028

Project Summary

County initiated zoning condition amendment requesting to amend condition number #17 previously approved for ZA3707 and add condition #19.

17. The developer shall provide a twenty-five (25) foot exterior buffer. In the event developer disturbs this buffer, the developer will re-vegetate the buffer in accordance with the standards required by the Forsyth County Unified Development Code. A forty (40) foot buffer must be provided along the right(s)-of-way, with an additional ten (10) foot landscape strip adjacent to the right(s)-of-way. 19. There shall be a maximum of 50 lots.

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

Variance to: 1. Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18).

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/2e3351b0-76b7-4976-9134-eed2a81e15a0

AZ210010 – Beazer Homes LLC

This property is located at 4680 Hopewell Road, Cumming, GA 30028

Project Summary

Applicant is requesting to amend conditions #14 and #15 previously approved for ZA3372. #14. Homes shall have not less than 2,100 sq. ft. of heated floor space exclusive of garages, basements and porches. #15. There shall be a maximum of 25 homes.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/88439540-2d84-4706-b58f-c85e8e648188

AZ210009 – Beazer Homes LLC

West of Settingdown Circle approximately 630 ft. southwest of the intersection with Georgia Highway 400. The property is also located immediately southwest of property known as 4715 Settingdown Circle, Cumming, GA 30028.

Project Summary

Applicant is requesting to delete conditions #14, #20, and #22 and amend conditions #19, #21, and #23 previously approved for ZA3371. #14. Delete. #19. There shall be an amenities package on the property consisting of not less than playground and gazebo. #20. Delete. #21. Single Family Homes shall have not less than 2100 sq. ft. of heated floor space exclusive of garages, basements and porches. #22. Delete. #23. There shall be a maximum of 70 homes.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/73b1c722-561a-4575-8310-48fbc980d5ac

AZ210001 – Sullivan Wickley Development, LLC

This property is located at 5350 Jot Em Down Rd Cumming GA 30041

Project Summary

Applicant is requesting to delete condition #5 previously approved for ZA3344 on 5/17/07. #5. Proposed entrance on Jot Em Down Road shall be a right turn in/right turn out only.

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

https://css.forsythco.com/EnerGov_Prod/SelfService/#/plan/2af99b94-c0b1-48ab-a565-8fa860ef1359

Community Updates

The COVID-19 vaccine distribution program is administered by the state Department of Public Health. In an effort to assist the community, the Forsyth County Board of Commissioners and our Emergency Management Agency recently teamed with Northside Hospital Forsyth and other partners to help with administering vaccines, while supply lasted. At this time, we are directing residents to keep informed about the vaccine and vaccine availability/distribution through the following:

- www.forsythco.com – Forsyth County’s home page pop-up includes information about the vaccine and links to the state Department of Public Health. If you close the pop-up the, the county’s homepage has a “Subscribe to Forsyth County government news” link which will email you news updates as soon as they become available to the public. These updates would include information about Forsyth County government’s vaccine availability along with other news items relevant to Forsyth County government.
- <https://dph.georgia.gov/> - the Department of Public Health’s home page has a “Vaccine Locator” application that allows you to look for available vaccine in your area.
- 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.

Please know we will assist as much as we are able when vaccine becomes available to the county government for distribution.

Transportation Intersection Improvements – Please see the list below of thirty intersection **improvement** projects that have been completed from 2013 until February 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 Mint. Buss drive – 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. Construction is currently underway by County forces and should be completed in early 2021.
30. Crossroads Road at Bennett Road – Left & Right turn lanes SPLOST 8 Construction started in October 2020.

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.

Bennett Park – Project team meeting to define master plan elements was held September 15, 2020. Project team reviewed site plan option for Master Plan in December 2, 2020. Hayes James is completing final review of site plan and cost projections. Master Plan to be presented to Parks & Rec Board on March 3, 2021 and Board of Commissioners on March 23, 2021. Anticipated completion 2022.

Coal Mountain Dog Park – The ribbon cutting ceremony and lending library was held on November 17, 2020. The monument sign installation is anticipated to be 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.

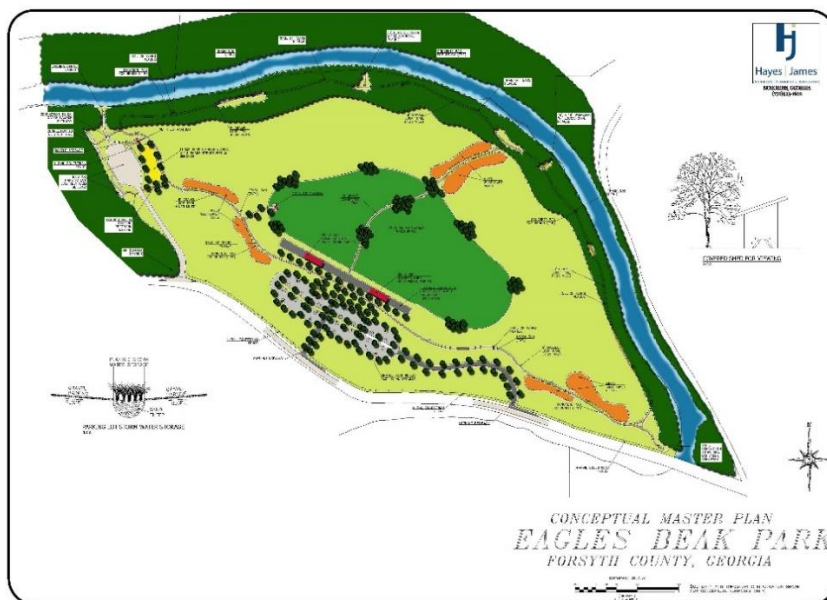
Eagles Beak Park – The State budget has been approved. The Board of Commissioners voted at the September 22, 2020 meeting to accept a grant from the Georgia Outdoor Stewardship Program (GOSP) in the amount of \$2,250,000 and was awarded for the development of Eagles Beak Park in north Forsyth County. 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. Procurement in process of getting contracts executed.

Anticipated completion date is 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 –Design plans submitted to permitting October 19, 2020 with advertisement of bids expected in early December 2020. Plans resubmitted twice to address permitting comments. GeoTech work regarding soil filtration has been ordered to address stormwater retention concerns. Plans approved by permitting February 16, 2021. Construction bids advertised February 17, 2021. Pre-bid site meeting scheduled for March 10, 2021 and bid opening on March 17, 2021. Anticipated completion is early 2022.



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 spring 2021. Anticipated completion date 2024.

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

March 2 – Eagle Point Landfill Quarterly Review @ 6:00 p.m. (Virtual)

March 4 – BOC Regular Meeting @ 5:00 p.m.

March 9 – BOC Work Session @ 2:00 p.m.

March 10 – Total Wellness Collaborative @ 10:00 a.m. (Virtual)

March 11 – Diversity & Inclusion Community Initiative @ 9:00 a.m.

March 15 – North Synergy Meeting - @ 11:30 a.m. (Virtual)

March 17 – Mental Health & Wellness Committee @ 8:30 a.m. (United Way)

March 18 – BOC Regular Meeting @ 5:00 p.m.

March 23 – BOC Work Session @ 2:00 p.m.

March 23 – Planning Commission Public Hearing @ 6:30 p.m.

March 25 – GMRC Council Meeting @ 5:00 p.m. (Virtual)