



**Forsyth County Department of Planning & Community Development**

**LINDA BROWN, Planner I**

August 2, 2022

Columbia Engineering  
Attn: Roger Grant  
2862 Buford Hwy., Suite 200  
Duluth, GA 30096

SUBJECT: Certificate of Zoning Compliance ZV220116  
Tax Map: 194, Parcels: 022 Address: Pilgrim Mill Road, Forsyth County, Georgia

To Whom It May Concern:

As of the date of this letter, the portion of the above referenced property that is located within the unincorporated boundary of Forsyth County is zoned "R3" Multi-Family Residential District, and "LR" Lake Residential District. The current R3 zoning ZA504, was adopted November 9, 1981. The current LR zoning was adopted May 22, 2000. This property is also located within the North Georgia 400 Character Area. Please contact the City of Cumming, Georgia for information on the portion of property located within the City limits.

This certification is valid until modified by official action of the Forsyth County Board of Commissioners through rezoning or revision of the County's zoning and land development regulations. Changes to the code will periodically be adopted in response to the changing conditions of the County.

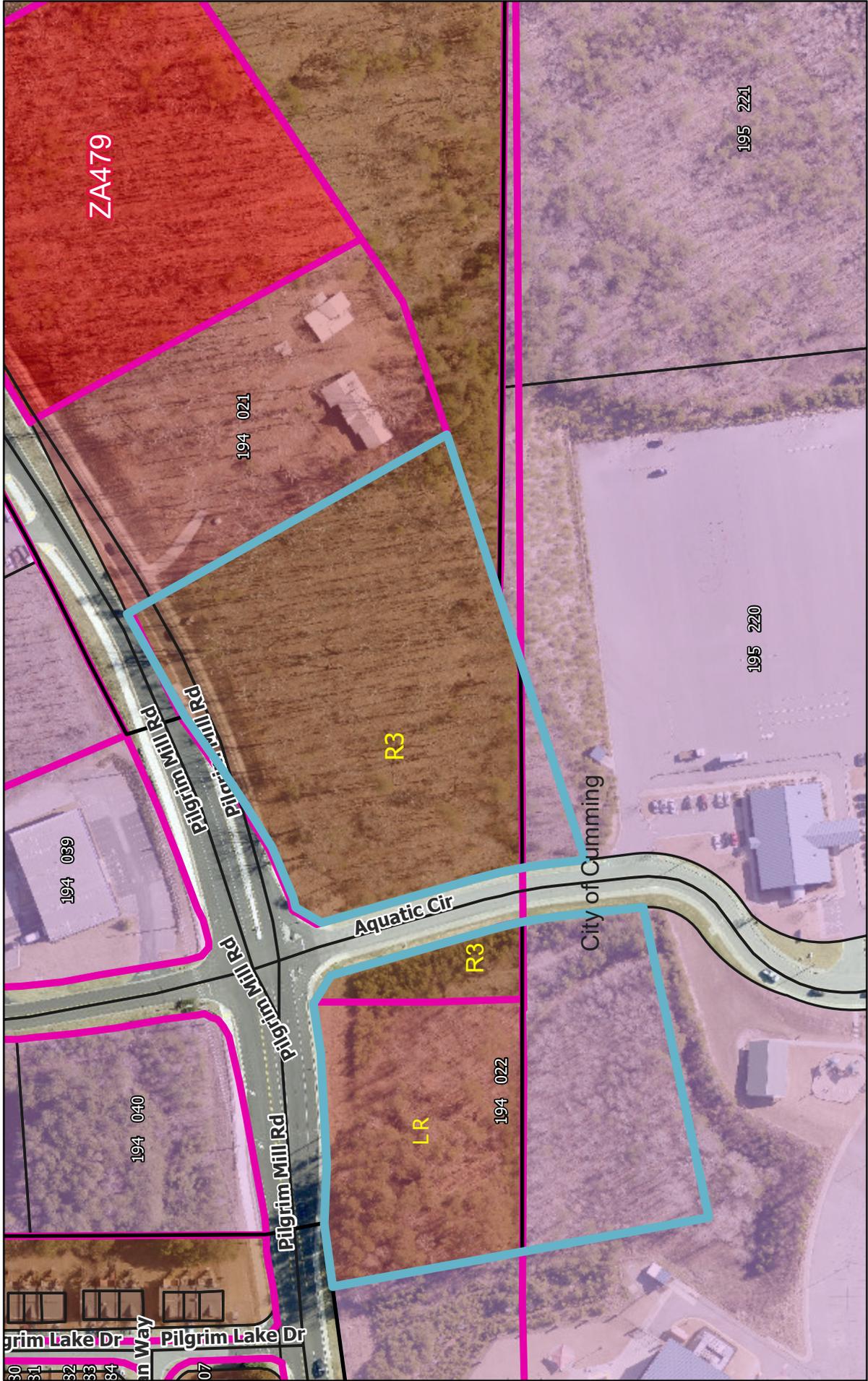
The foregoing statement is given without warranty, express or implied, or recourse upon the undersigned and/or Forsyth County.

If you have any questions, please contact [lwbrown@forsythco.com](mailto:lwbrown@forsythco.com).

Sincerely,

Linda Brown  
Planner I

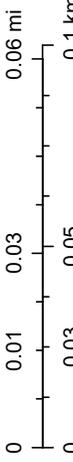
# ArcGIS Web Map



8/2/2022, 10:34:14 AM

-  Tax Parcel
-  Road Centerline
-  City of Cumming
-  Zoning Application
-  Forsyth County Boundary
-  Tax Parcel
-  Zoning District
-  R3 - Multi-Family Residential
-  LR - Lake Residential

1:2,257



Forsyth County Planning and Community Development  
 Department, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, ©

A RESOLUTION

by

THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA

WHEREAS, a request has been received that this Board further amend the Comprehensive Zoning and Land Use Resolution of Forsyth County, Georgia, adopted December 10, 1979, as amended, together with the zoning maps likewise duly adopted and amended; and,

WHEREAS, Zoning Application No. 504 was presented to the Planning Department which caused to be published in the Forsyth County News, a newspaper of general circulation in Forsyth County in which Sheriff's advertisements are published, a notice of hearing; and,

WHEREAS, the aforesaid notice of public hearing (a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference) was published more than 15 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing at the time and place set forth in the notice thereof pursuant to the authority delegated by this Board; and,

WHEREAS, the report and recommendation of the Planning Commission (attached hereto as Exhibit "B" and incorporated herein by reference) has been received regarding the subject property described on Exhibit "C" attached hereto and incorporated herein by reference; and,

WHEREAS, this Board has considered the proposed amendment in light of the Master Plan as adopted and interpreted by the Planning Commission; and, has examined the views expressed at the public hearing the subject parcel and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular parcel as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Forsyth County, Georgia;

NOW THEREFORE,

BE IT RESOLVED, that the parcel described on Exhibit "C" should be, and hereby is, declared to be zoned as a Multi-Family Residence (R-3) Use District; and,

BE IT FURTHER RESOLVED, that the Comprehensive Zoning and Land Use Resolution of Forsyth County, Georgia, adopted December 10, 1979, as amended, and the zoning maps likewise duly adopted and amended, are hereby further amended to effect the above zoning on the subject parcel; and,

BE IT FURTHER RESOLVED, that this Resolution be made a part of the minutes of the meeting held this date and that the County Administrator transmit a copy thereof to the Planning Department.

SO RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice Chairman

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

# FORSYTH - CUMMING PLANNING DEPARTMENT

ROOM 020 • COURTHOUSE  
CUMMING, GEORGIA 30130  
PHONE (404) 887-6811

Nov. 17, 1981

Stanley Bruce  
P.O. Box 233  
Gainesville, Ga. 30501

Dear Mr. Bruce:

This is to confirm that the County Commissioners approved your rezoning request. This approval is final now.

If you have any questions feel free to call at anytime. I am enclosing a copy of the minutes from the Commissioners meeting held Nov. 9, 1981 for your records.

Sincerely,

*Gail Davis*

Gail Davis  
Planning Director

FORSYTH COUNTY BOARD OF COMMISSIONERS  
 REGULAR MEETING  
 NOVEMBER 9, 1981

On Monday November 9, 1981 at 5:00 o'clock p.m., in the Commissioners Meeting Room of the Forsyth County Courthouse, the Forsyth County Board of Commissioners held its regular meeting with the following persons present: Bill H. Barnett - Chairman, Harrison J. Tallant, Vice Chairman, Leroy Hubbard - Secretary, Donald Glover, David Gilbert, Donald M. Major County Administrator and Lynwood Jordan - County Attorney.

The meeting was called to order.

Prayer was given by Commissioner Glover.

There was a motion by Commissioner Tallant and a second by Commissioner Hubbard to adopt, as written, the minutes of the meeting of October 26, 1981. Motion carried unanimsus.

There was a motion by Commissioner Gilbert and a second by Commissioner Hubbard to postpone action on the rezoning application of Douglas Echols, until the next regular meeting.

There was a motion by Commissioner Glover and a second by Commissioner Tallant to approve the rezoning application of Frances Buttolph, changing the zoning from A to R-2 Use District, upon the recommendation of the Planning Commission. Motion carried unanimous. Resolution is attached and made a part of these minutes.

There was a motion by Commissioner Gilbert and a second by Commissioner Hubbard to approve the rezoning application of Frank Deloach, changing the zoning from A to N-S Use District, upon the recommendation of the Planning Commission. Motion carried unanimous. Resolution is attached and made a part of these minutes.

There was a motion by Commissioner Glover and a second by Commissioner Tallant to approve the rezoning application of Preston Bagley, changing the zoning from A to R-2 Use District, upon the recommendation of the Planning Commission. Motion carried unanimous. Resolution is attached and made a part of these minutes.

Proceedings were turned over to the Vice Chairman.

There was a motion by Commissioner Barnett and a second by Commissioner Gilbert to approve the rezoning application of Stanley Bruce, changing the zoning from A to R-3 Use District, upon the recommendation of the Planning Commission. Motion carried unanimous. Resolution is attached and made a part of these minutes.

Proceedings were turned back to the Chairman.

There was a motion by Commissioner Hubbard and a second by Commissioner Glover to approve the rezoning application of Reda Phillips, changing the zoning from A to HB Use District, upon the recommendation of the Planning Commission. Motion carried unanimous. Resolution is attached and made a part of these minutes.

There was a motion by Commissioner Glover and a second by Commissioner Tallant to deny the rezoning application of Robert Waincott, changing the zoning from A to M-1, upon the recommendation of the Planning Commission. Motion carried unanimous.

Proceedings were turned over to the Vice Chairman.

There was a motion by Commissioner Barnett and a second by Commissioner Glover to deny the rezoning application of J. W. Godwin, changing the zoning from WCR to R-3 due to inadequate roads and utilities. Motion carried unanimous.

Proceedings were turned back to the Chairman.

There was a motion by Commissioner Hubbard and a second by Commissioner Gilbert to approve the rezoning application on ZA #507, changing the zoning from I to A with the exceptions of M. C. or Bobby Thomas (Map #47 parcel 82 & 82-A), American Marketing & Sales (Mowtron) (Map #126 parcel 19C & 19F) and Mr. Roy Otwell (Map #70 parcel 13) which will be zoned M-1 and property of Mrs. Era Martin (Map #47 parcel 63) which will be zoned R-1. Motion carried unanimous. Resolution is attached and made a part of these minutes.

Proceedings were turned over to the Vice Chairman.

There was a motion by Commissioner Barnett and a second by Commissioner Glover to approve the rezoning application on ZA #498, changing the zoning from PUD to R-2-R, CBD, and H-B. The area proposed for Multi-Family (R-3) zoning, shaded green on the attached map, was postponed for further study. Motion carried unanimous. Resolution is attached and made a part of these minutes.

There was a motion by Commissioner Barnett and a second by Commissioner Glover to rezone that portion of the Habersham PUD, ZA #498, now owned by Patten Seed Company, from PUD to an Agricultural Use District (A), portion owned by Mrs. Carl Jackson was zoned Agricultural Use District and the portion owned by Arasom, N.V. was zoned Vacation Cottage Restricted Use District (VCR). Motion carried unanimous.

Proceedings were turned back to the Chairman.

There was a motion by Commissioner Glover and a second by Commissioner Tallant to adopt the amendment to delete mining from Agricultural in the "Comprehensive Zoning & Land Use Resolution of Forsyth County, Georgia." Motion carried unanimous. Resolution is attached and made a part of these minutes.

There was a motion by Commissioner Hubbard and a second by Commissioner Tallant to nominate the following persons as replacements to the Hospital Authority for five year terms beginning January 1, 1982:

Bill Thomas	replacement of M. L. Hamby	5 yr. term
J. G. Green	replacement of Ben Ed Bramblett	5 yr. term
Leonard Ridings	replacement of Marshall Millwood	5 yr. term

A resolution of appreciation is to be presented to the three out-going members. Motion carried unanimous.

There was a motion by Commissioner Tallant and a second by Commissioner Gilbert to postpone action on rabies and animal control until a feasibility study can be obtained from G.M.A.P.D.C. in reference to the animal shelter. The Chairman of the Board of Commissioners is to set up a Committee on rabies and animal control for Forsyth County. Motion carried unanimous.

There was a motion by Commissioner Hubbard and a second by Commissioner Gilbert to amend the Environmental Review Committee and have the Board of Commissioners serve as the Review Committee. Motion failed with Commissioners Hubbard and Gilbert Voting in favor. Commissioners Glover and Tallant opposed the motion. Chairman Barnett cast his vote in opposition to the motion.

The following persons were appointed to serve on the Environmental Review Committee for the following projects:

Sunbelt Minerals	-	David Gilbert
	-	Roy Hobbs
King Sand Co., Inc.	-	Harrison Tallant
	-	Roy Hobbs
Sawnee Minerals	-	Leroy Hubbard
	-	Roy Hobbs

There was a motion by Commissioner Hubbard and a second by Commissioner Gilbert to adopt a Proclamation proclaiming Thursday, November 19, 1981 as Fund Drive Day for Forsyth Counties to financially support the Northeast Georgia Chapter of the American Red Cross. Motion carried unanimous. A copy of the Proclamation is attached and made a part of these minutes.

There was a motion by Commissioner Hubbard and a second by Commissioner

Tallant to accept the low bid from Forsyth Paving Contractors, Inc. in the amount of \$49,376.00 for resurfacing Holbrook Road and Chamblee Gap Road. The bids submitted which are attached and made a part of these minutes, are as follows:

Forsyth Paving Cont., Inc.	\$49,376.00
Great Northern Const., Inc.	55,218.00
C. W. Matthews Cont. Co.	57,384.80
McDowell Materials	66,907.15

Motion carried unanimous.

There was a motion by Commissioner Gilbert and a second by Commissioner Hubbard to appoint the following persons to serve on the Industrial Authority for replacement of Hugh Heard, Charles Ingram and Jimmy Fagan:

Walter Hobbs	6 yr. term
Charles Ingram	6 yr. term
Bobby Thomas	6 yr. term

Motion carried unanimous.

There was a motion by Commissioner Glover and a second by Commissioner Tallant to approve the site at Matt (Joe K. Smith Property), for a fire station and attempt to obtain State funds to build the building. The warranty deed should be made to Forsyth County for the length of time this remains an emergency equipment station. Motion carried unanimous.

Proceedings were turned over to the Vice Chairman.

There was a motion by Commissioner Barnett and a second by Commissioner Glover to approve final acceptance of Redi Road. Motion carried unanimous. Deed and Resolution are attached and made a part of these minutes.

Proceedings were turned back to the Chairman.

With no further business coming before the Board, the meeting was adjourned.

Betty Shadburn  
CLERK

The above and foregoing minutes are hereby certified as being correct and ordered recorded.

Bill H. Barnett  
BILL H. BARNETT, CHAIRMAN

Harrison J. Tallant  
HARRISON J. TALLANT, VICE CHAIRMAN

Leroy Hubbard  
LEROY HUBBARD, SECRETARY

Donald Glover  
DONALD GLOVER

David Gilbert  
DAVID GILBERT