

**A RESOLUTION BY
THE BOARD OF COMMISSIONERS OF
FORSYTH COUNTY, GEORGIA**

WHEREAS, Forsyth County recognizes the need to prepare a Comprehensive Plan to prepare for growth in balance with quality of life and the existing character of the County; and,

WHEREAS, the Comprehensive Plan 2022-2042 was prepared in accordance with the latest edition of the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and,

WHEREAS, the Georgia Department of Community Affairs has reviewed the County's Comprehensive Plan and determined that the plan complies with the local planning requirements and is therefore eligible for adoption by the County; and,

NOW THEREFORE AND BE IT RESOLVED, the Forsyth County Board of Commissioners does hereby adopt the Forsyth County Comprehensive Plan 2022-2042.

APPROVED AND ADOPTED, this 20th day of October, 2022.

FORSYTH COUNTY BOARD OF COMMISSIONERS



Alfred John, Chairman



Molly Cooper, Vice Chairwoman

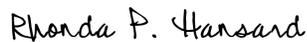


Todd Levent, Secretary



Cindy Jones Mills, Member

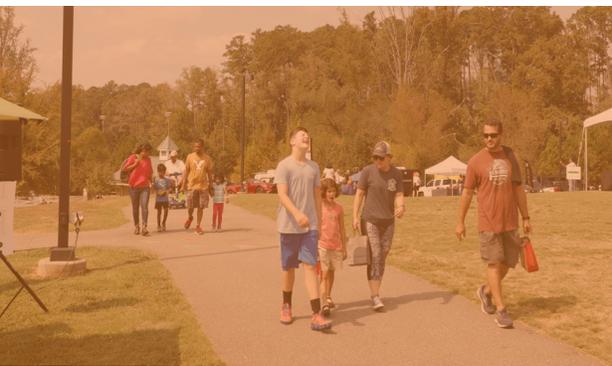
Attest:



Rhonda P. Hansard, County Clerk



Laura Semanson, Member



Comprehensive Plan 2022-2042

OCTOBER 20, 2022



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Acknowledgments

Thank you to all participating community members for your valuable input and feedback.

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Alfred John, District 2
Todd Levent, District 3
Cindy Jones Mills, District 4
Laura Semanson, District 5

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Kerry Hill, District 1
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Section 1

Plan Overview

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1.1 About the Plan

Comprehensive Plan Basics

The Forsyth County Comprehensive Plan 2023-2027 is the County's official, long-term policy guide and strategy for future growth and development. The Comprehensive Plan identifies the community's long-term vision for how it would like to see Forsyth County evolve over time, including guidance for future development in different areas of the County, identification of priorities for the near term, and a five-year action plan to set the community-driven vision and priorities in motion.

Document Overview

Forsyth County carried out the 2023-2027 minor plan update during 2021 and 2022. The updated plan furthers the same vision, goals, and overall framework of the last major plan update in 2017. It demonstrates the County's continued emphasis on balanced and responsible growth and acknowledges, through the Community Character Map, that there is no "one size fits all" for Forsyth County's future.

In keeping with the framework from 2017, the plan emphasizes context-sensitive growth by identifying 10 different character areas and 1 stand-alone regional node in the McFarland area, each of which requires unique and tailored design standards to maintain or enhance the vision for each area. It also recognizes that a strong future means preserving places for more jobs, commercial uses, and centers of community activity. These activity centers are designated as nodes, which are tied to specific places and enable a future that is fiscally responsible and supports and protects the residential areas of the County. Finally, the plan seeks balance between non-residential land uses, housing, and economic development while understanding that Forsyth County must also protect its great schools, parks spaces, and the natural environment that has made it a desirable place to live for generations.

Planning Horizon

The Foster Forsyth 2022 Comprehensive Plan looks ahead 20 years to consider the County's vision and goals but focuses on priorities and action items for the next five years, 2023-2027.

Planning Focus

Land use is at the heart of the plan, as it ensures that Forsyth County continues to accommodate desired housing, jobs, recreation spaces, and more. During this plan update, community members repeated many of the same themes and ideas that were heard in the 2017 plan update. As a result, the plan update reflects continued progress toward advancing County-wide and area-specific goals set in Foster Forsyth 2017-2037.

Plan Elements

The Comprehensive Plan addresses all plan elements required by the state, including the newly required broadband element. The Inventory and Assessment, Appendix C, updates land use, housing, economic development, and transportation conditions, documenting major plans along with other related initiatives and metrics. It also assesses broadband conditions. These elements carry forward to the main plan document via the vision and goals, Community Character Map, priorities, and implementation program. Unlike the 2017 update, the 2022 update weaves these elements through key components of the plan, rather than calling them out individually as separate sections. The County has a separate Transportation Plan and Economic Development Strategic Plan that serve as the overarching County strategy for these elements.

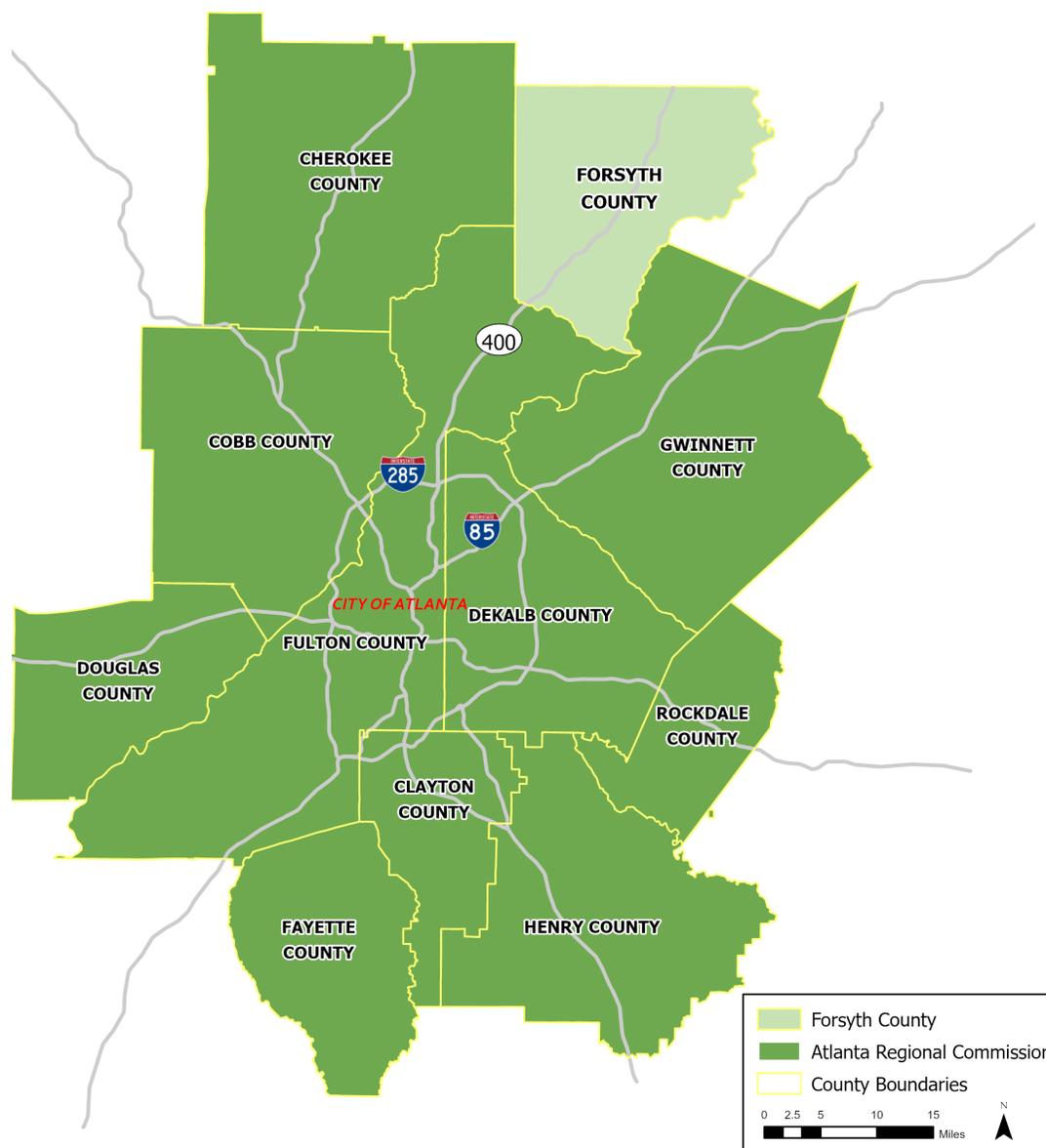
More about the practical use of the plan is provided in Section 1.3, Day-to-day Guide.



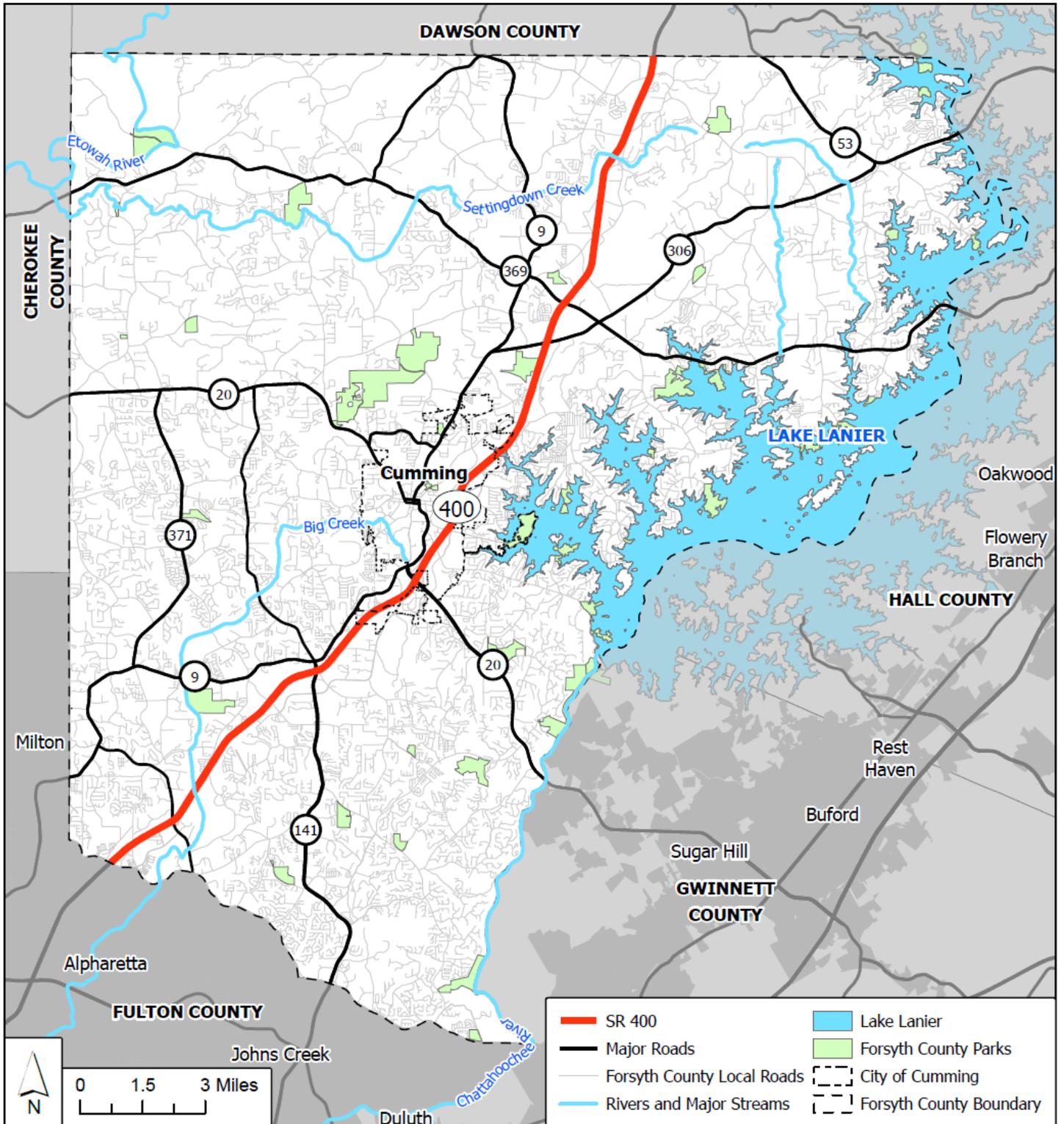
Forsyth County, Georgia

Forsyth County is located on the northern edge of the Atlanta region (Map 1) and due to growth over the last several years, officially became a part of the Atlanta Regional Commission in summer 2021. Forsyth County had a total population of 251,283 in 2020. This marks a 19 percent increase in population since 2015, when Forsyth’s population was estimated at 211,250. Forsyth County contains part of the metro area’s most important water resources, including Lake Lanier and the Chattahoochee and Etowah Rivers (Map 2).

Map 1. Forsyth County Regional Location Map



Map 2. Forsyth County Map



1.2 Foster Forsyth Process

The update process, branded as Foster Forsyth 2022, occurred through the following four chronological tasks, as depicted in **Figure 1**, beginning in the fall of 2021.

The planning team, including Forsyth County staff and its consultant team of Blue Cypress Consulting and Pond and Company, used a variety of methods to gather input from community members on their vision, goals, and priorities for the future. Between December 2021 and May 2022, Foster Forsyth held three rounds of public input with each round offering two in-person meetings, a virtual meeting option, and an online input period. Each round of input was preceded by a Steering Committee meeting, which helped ensure the information and feedback being presented to community members is on track with planning needs. The three rounds of input facilitated an iterative process in which community members could see the impact of public feedback on the plan update. Additional input was collected through a web-based community survey, interviews with community leaders, and a presentation to the Forsyth County Student Government Academy.



Meeting Series 1 at Fowler Park

Plan Development

The development of the Comprehensive Plan involved participation from a variety of stakeholders. Community input was the primary driver of the vision, goals, and priorities.

Meeting State Planning Requirements

The Foster Forsyth 2022 Comprehensive Plan was developed in alignment with the state's planning requirements. The State of Georgia requires that all local governments maintain and regularly update a comprehensive plan to facilitate an orchestrated and thoughtful approach to the community's future and to enable access to a variety of state funding tools. This approach necessitates planning for core elements such as land use planning, housing, economic development, and natural resources.

Figure 1. Foster Forsyth 2022 Planning Process



1.3 Day-to-day Guide

As the overarching policy document for Forsyth County's growth and development, the Comprehensive Plan sets the tone for a variety of initiatives and functions that the County carries out.

- Most directly, the Plan provides guidance for rezonings, development decisions, and adjustments to the County's ordinances and day-to-day activities to achieve the community's vision for the future.
- Because it directs growth and development, the Plan should also have a direct impact on the County's other planning efforts, including master planning for water and sewer, transportation, community facilities, and annual County budgeting. This Plan can and will only be successful if each of these initiatives are coordinated with each other.

1.4 Plan Background

Document History

Forsyth County has a long history of comprehensive planning. The last update of the Comprehensive Plan was completed in 2017. The 2017 update entailed a major overhaul of the plan and how future land use planning is guided, based upon a character-area and node-based approach to guiding rezonings and future investments.

The 2022 update process verified that much of the 2017 plan document is sound but focused on addressing the appropriate locations for mixed-use districts, vehicle related land uses, and storage facilities. The plan also sought and established formal policy guidance for commercial corridors. Lastly, the planning process identified a community-based list of priorities for the next five years, resulting in an updated five-year Community Work Program. The community-based five-year projects are joined with capital improvement projects that are based on the County's Impact Fee Program.

The plan also reviews state requirements for water and natural resources and includes new content to address State of Georgia broadband goals, a new requirement for local comprehensive planning. Assessment of these conditions is covered in the Inventory and Assessment Report, **Appendix C**, with related priorities and action items addressed in Chapters 5 and 6.



WHAT'S INSIDE

The Comprehensive Plan document is organized into six chapters and three appendices. Highlights from each chapter are shown in **Table 1**.

Table 1. Comprehensive Plan Document Overview

Document Section	Highlights
Chapter 1 Comprehensive Plan Overview	Overview of the planning process, plan history, and framework of the plan
Chapter 2 Forsyth County Today	Existing conditions highlights, overview of public input, list of needs and opportunities
Chapter 3 Vision for Fostering Our Future	Vision statement, goals, overarching policies, and introduction of the Community Character Map (future land use plan)
Chapter 4 Character Areas and Regional Node	Character area narratives and land use policies
Chapter 5 Implementing Our Vision	Implementation strategy by core element of the plan
Chapter 6 Action Plan	The five-year Community Work Program
Appendix A Report of Accomplishments	Report of Accomplishments, identifying status of Community Work Program items from the 2017-2022 work program
Appendix B Public Involvement Documentation	Summaries of various public engagement activities carried out during Foster Forsyth (the process of updating the plan)
Appendix C Inventory and Assessment	Summary report of existing conditions and trends

Section 2

Forsyth County Today

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2.1 Overview

Planning requires a thorough look at both the past and the present in order to prepare guidance for future activities and decisions. This chapter provides an evaluation of Forsyth County through the following sequence:

- **Contextual focus on the status of Forsyth County in 2021-2022:** providing highlights from what we learned from the inventory and assessment of existing conditions.
- **A review of the public input process and the overall perspectives and views** participating community members had on the current conditions and future opportunities of the County.
- **A list of priority issues and opportunities** that arose through the planning process, via both technical analysis and public input.

These items comprehensively inform how to move forward, which is the emphasis of Chapter 3, Vision for Fostering Our Future.



Education about existing trends and recent planning progress in Forsyth played an important role in the update



Snapshot of community-sourced list of the greatest needs and opportunities that the County should address for growth and development in the next five-years



2.2 Planning Context Highlights

Overview

Prior to initiating conversations with the community about updates to the plan, the project team reviewed trends in Forsyth County’s population, economic development, and infrastructure as well as the natural and built environment. The next few pages provide highlights from this assessment.

Appendix C, Inventory and Assessment, provides more detailed information related to each topic.

Population Trends

Forsyth County’s 2020 population totaled 251,283 per the 2020 Census. Forsyth had the second fastest population growth in Georgia between 2010 and 2020, and from 2010 to 2019 median age increased from 36.9 to 38.5. Forsyth County is also diversifying:

- The multiracial population grew by 600% between 2010 and 2020.
- The Asian population now comprises 18% of County total population.
- The White, non-Hispanic population share decreased from 92% to 65% between 1990 and 2020.
- The Foreign-born population has increased from 12.8% to 17.5% between 2010 and 2019.

Housing Trends

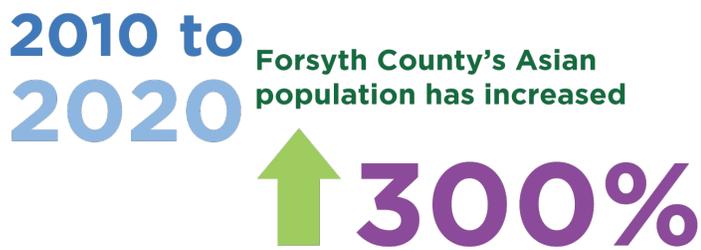
Forsyth County’s housing stock is predominately comprised of single-family detached housing, which is characteristic of suburban communities. Forsyth County’s median home value and median gross rent are the highest among the peer counties analyzed, including Fulton, Gwinnett, Cherokee, and Hall. Of the five peer counties, Forsyth also has the highest homeownership rate at 84 percent.

As the population continues to grow and diversify, demand for a broader range of housing choices will likely increase as well.

Table 2. Housing Costs (2019 Estimates)

	Median Household Income (in the past 12 months)	Median Home Value (for Owner-Occupied Housing Units)	Median Gross Rent
Forsyth County	\$107,281	\$339,700	\$1,380
Fulton County	\$69,673	\$313,300	\$1,205
Gwinnett County	\$71,026	\$217,900	\$1,272
Cherokee County	\$82,740	\$253,500	\$1,241
Hall County	\$62,984	\$201,900	\$963

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019



Economic Snapshot

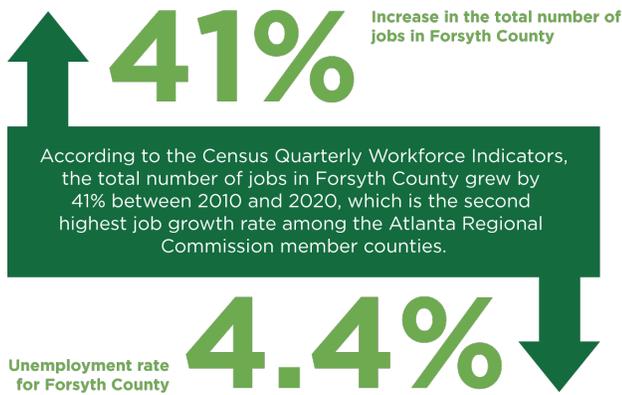
Forsyth County has the highest median household income of all counties in Georgia. In 2019, Forsyth’s median household income was \$107,281, compared to Georgia’s median household income of \$58,700. Of the Atlanta Regional Commission’s 11 Counties, Forsyth County demonstrates the following:

- Highest percent of residents aged 25 and over with a bachelor’s degree or higher (53%)
- Top county in the Atlanta Regional Commission for small businesses—about 63% of Forsyth’s businesses have less than five employees
- Second-highest job growth in the region between 2010 and 2020, second only to Cherokee County (41%)

Land Development Trends

Since the 2017 plan update, increased commercial and mixed-use developments have helped increase the commercial tax base. The County approved a total of 207 rezoning and conditional use permit (CUP) requests from 2017 through 2020. The majority, or over 59 percent, resulted in a change or approval to allow for commercial or mixed-use development.

While the southern portion of the County shows a broad range of zoning districts, the northern portion contains a heavy concentration of A1 zoning that reflects existing rural character.



Map 3. Forsyth County Zoning Map

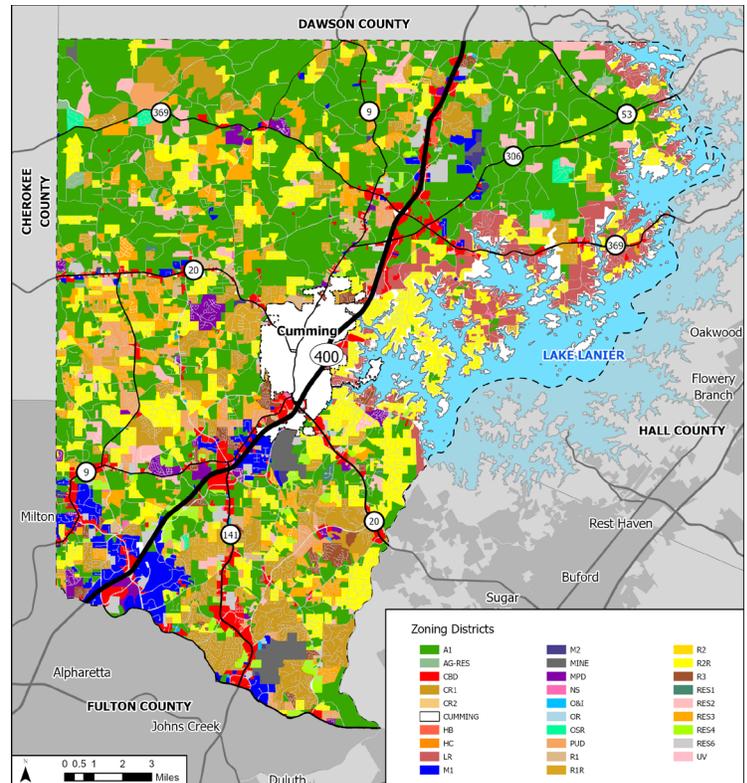


Figure 2. Forsyth County Target Industries for Employers/Jobs Attraction



Broadband Coverage

Broadband has become an essential element of a community’s infrastructure. It is a critical tool for most businesses and increasingly vital for education and other services. The importance of broadband access has been underscored during the pandemic, as many households had to quickly transition to learning and working from home beginning in March 2020.

- The majority of Forsyth County has good broadband coverage.
- There are a few Census Block Groups where less than 80 percent of the homes and businesses are served by broadband, meaning their Internet speeds are less than the minimum of 25 Mbps down and 3 Mbps up.

Water & Wastewater Infrastructure

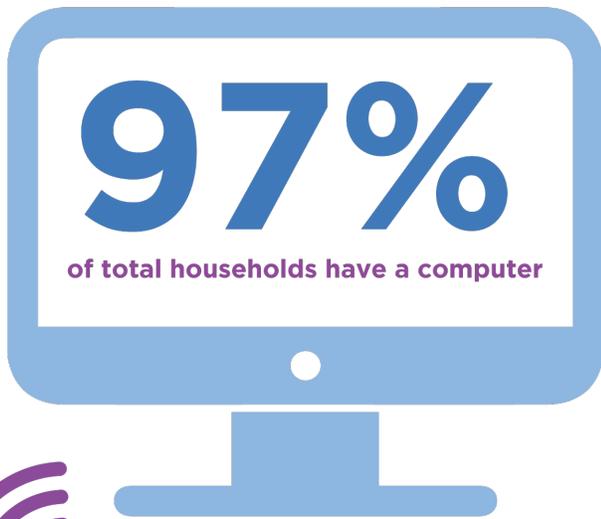
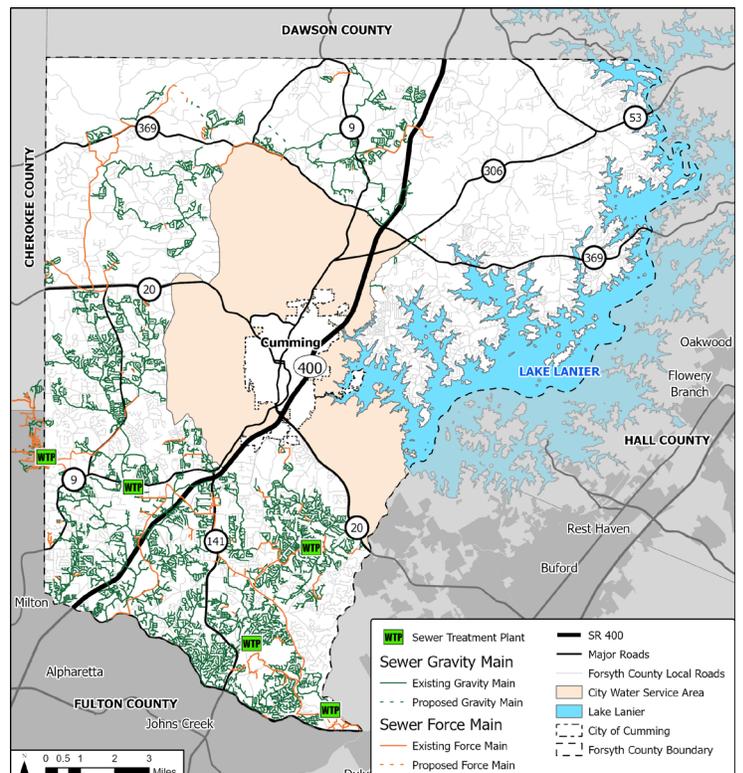
Water

Geographically, Forsyth County’s current water system services the entire County outside of the City of Cumming Water Service Area. In response to the growing population, a majority of projects through 2052 are slated to improve the water system in northern Forsyth County, and surrounding Lake Lanier.

Wastewater

Geographically, a majority of the current wastewater network is located in the southern and western sectors of the County. This is due to residents in the northern sector and the area surrounding Lake Lanier historically using septic systems. As Forsyth County projects an estimated 85 percent of new residences being connected to the County’s wastewater system by 2050, prioritizing future improvements to the current wastewater infrastructure is critical to ensure the effective service for future residences.

Map 4. Existing Wastewater Infrastructure and Planned Upgrades



Transportation Network & Plans

The robust transportation network of Forsyth County includes roads, bridges, sidewalks, bike lanes, and greenway trails. While there are several major roads within the County including GA 400 (6-8 lanes), SR 141 (4 lanes), McGinnis Ferry Road (4 lanes), and Veterans Memorial Parkway (4 lanes), most roads within the County are two-lanes. The roads within the County are categorized as arterials, collectors, or local depending on the type of traffic they service.

The Forsyth Transportation Plan (FTP) considers existing conditions and transportation needs throughout the County, then recommends projects and policies to address those needs. This includes costs for each project and a robust methodology on how to prioritize them. The FTP includes recommendations and projects that focus on non-motorized movement throughout the county. The FTP recommendations included several key road widening projects:

- SR 20: This road widening project will increase the width from 2 to 6 lanes between the City of Cumming and the eastern County boundary. Because this route runs east-west to Canton in Cherokee County and Cartersville in Bartow County, this project will contribute to the improvement of the regional transportation network and alleviate congestion for those traveling to and from Forsyth.
- SR 9: Several recommendations were made in the FTP that would result in this route being expanded from 2 to 4 lanes from the City of Cumming to the north boundary of the County. This road widening will provide an alternative to GA 400 when traveling from north south.
- GA 400 Widening: GDOT recently completed a road widening project to SR369 with a \$34.5 million contribution from Forsyth County in an effort to reduce congestion and mitigate issues with future growth in the northern portion of the County. Additionally, the County plans to extend the freeway portion of GA 400 farther north.
- SR 369 and SR 306: These roads are the only two options to travel into Hall County across Lake Lanier. Because many commuters use these access points, the road widenings will be important to keep up with the growth of both Forsyth and Hall Counties.

Parks & Recreation Resources

The County created its 2016 – 2026 Parks and Recreation Comprehensive Plan to help improve the quality of life for its residents by providing open space and trails to enjoy the outdoors. At the time that the parks and recreation plan was being developed, the County system included:

- Eleven regional and community parks/sports complexes
- Seven passive/low impact recreational areas
- Five lake parks/water access points
- Two regional nature preserves
- One greenway

Forsyth County is also home to 14 US Army Corps of Engineers parks along the shorelines of Lake Lanier, and there are 2 parks within the City of Cumming.

The 2016 Parks and Recreation Comprehensive Plan serves as a visioning document for indoor and outdoor recreation throughout the County and identifies population growth from 2016-2026 as the catalyst for improvements and expansion in existing parks and for creating new parks.



2017-2021 Accomplishments

In addition to understanding existing conditions and trends that impact land use and growth, it is helpful to take stock of five-year Community Work Program accomplishments from Foster Forsyth 2017 -2037. Doing so helps identify initiatives that are complete and do not require further attention in the 2022 plan update. Between 2017 and 2021, the County accomplished several of priority initiatives identified in the 2017-2021 Community Work Program, as shown in the list shown below.

A full Report of Accomplishments is available in **Appendix A**.

2017-2021 Community Work Program Accomplishments

- Tree Ordinance, Soil Erosion & Sedimentation Control Ordinance and Low-Impact Stormwater Incentives were adopted in tandem to protect more trees, reduce mass grading for residential subdivisions, and encourage the use of low impact stormwater practices within the Unified Development Code.
- County-wide residential design standards were adopted for Res 2, Res 3, and Res 4 zoning districts to encourage quality development.
- Residential and commercial design standards were adopted for South Forsyth. In addition, placemaking and branding recommendations were prepared for community consideration. These projects were coordinated together as a subarea planning initiative in an effort to promote community identification and distinctive design.
- Coal Mountain Design Overlay was adopted.
- North Subarea Trails Master Plan was adopted, which focuses on trail networks from the Etowah River to Lake Lanier. This plan supplements bike/pedestrian facility planning as identified in the County's transportation plan by focusing on east-west trail connections north of the City of Cumming that link recreational destinations to residential and commercial land uses.
- Conservation subdivision requirements were reformulated in terms of design requirements, open space incentives and procedural processes. The purpose of the changes was to better leverage a conservation option as well as to improve the quality of site designs and open space preservation.
- Commercial corridors were formally identified across the county and their relationship with existing design overlays was analyzed to identify needs to expand the scope or area of current overlay districts per Board direction.
- Completed Senior Demographic Study that provided a housing and fiscal assessment focused on the county's senior population.
- Economic Development Strategic Plan and Economic Development Ordinance adopted.
- Department of Building and Economic Development was created and webpage established to communicate department responsibilities and activities.
- The South Forsyth Community Improvement District was established.
- New Mixed-use Center District (MCD) and Mixed Residential District (MRD) were adopted.

2.3 What We Heard

Outreach Approach

Overall Approach

The public involvement process included the following key activities, which occurred between September 2021 and September 2022, as shown in **Figure 4**.

- **Three public hearings held with the Board of Commissioners**, one to kick-off the planning process and two to transmit the plan for regional and state review.
- **One public hearing with the Planning Commission** to make a recommendation to the Board of Commissioners regarding plan transmittal.
- **Steering Committee** of 7 members, including a member of the Board of Commissioners, the Director of Building and Economic Development, and 5 community representatives, each appointed by one of the Board of Commissioners. The Steering Committee met three times.
- **Three rounds of public meetings** held during major planning phases, including visioning, implementation planning, and draft plan review. Each series included two in-person meetings, one virtual meeting, and one online input period. The online input periods allowed people who were not able to attend either the in-person or virtual meetings a chance to review background information, look over interim plan documents, and submit their feedback online.
- **A web-based community questionnaire and online mapping input tool** to gather direction during the project’s visioning phase.
- **Stakeholder interviews.**
- A **robust, public communications strategy** including an interactive, project website.

The community input process was iterative, starting with the Foster Forsyth 2017-2037 Comprehensive Plan as the base. The planning team worked collaboratively with the Steering Committee and participating community members to identify priorities for the next five years as well as strategic adjustments to the future land use plan and other minor plan updates.

Figure 3. Engagement Timeline



Website Hub

The County established a project website at the initiation of the plan update process to be the official, central hub for plan information. The website included background information, ways for community members to get involved, and contact information. The project website also served as the vehicle for online input.

The website hosted 3,257 unique visitors, averaging 4 minutes and 9 seconds per session. Website visitors spent the most time on the Get Involved page, whereas the Homepage was the top page overall per session. Through the project website, the project maintained an audience of 479 contacts, including community members, stakeholders, and steering committee members. The project team sent a total of 15 email campaigns throughout the project to the contact list. The team sent email blasts to promote strategic milestones in the planning process, including upcoming meetings and events, online input periods, and availability of draft materials.

Communications Approach

The planning team, in collaboration with the County Communications staff, leveraged various communication strategies throughout the project to inform community members of project status and public involvement opportunities. Ahead of each set of meetings and online input period, a series of communication materials were released, including a press release, email campaign, and social media posts. In addition, the team also published a project video that included an overview of the project’s goals and timeline. The Communications staff incorporated County newsletter write-ups regarding the plan update throughout 2022 to keep community members current on the planning process. All communications materials maintained the project’s brand, creating streamlined content across all platforms. With the help of the County’s social media pages and email contacts, we were able to expand our audience to reach additional community members outside of the 358 contacts from the project website. Forsyth County’s Facebook page has 16,000 followers, allowing our content to reach significantly more community members.



Forsyth County Comprehensive Plan Meeting Series 2

JOIN US NEXT WEEK

Join us February 23 for the first meeting of the series!

Two additional meetings will take place on March 1 and 2. The same material will be covered at all three meetings, so please attend the one that works best with your schedule.

Learn about the plan's progress and how community input from the first round of meetings, held in December 2021, is shaping the plan update. At this round of public meetings, we will:

- Collect feedback on potential adjustments to the County's future land use policy
- Gather input on action items to address priority needs and opportunities to facilitate well-managed growth for the next five years.

JOIN US

Meeting 1
May 16 | 6:00pm to 8:00pm
Central Park Recreation Center

Meeting 2
May 18 | 6:00pm to 8:00pm
Fowler Park Community Room

Meeting 3 (Q&A Session)
May 23 | 6:00pm to 7:00pm
Virtual Meeting hosted on Zoom

From May 17 at 8am to May 30 at 8am community members are invited to review materials online at their own pace.

Participation Stats

In an effort to reach as many community members as possible, the County held multiple sessions of in-person and virtual public meetings, online input periods, and other outreach tools, as noted. The list below highlights the magnitude of input received over the course of the project's duration.

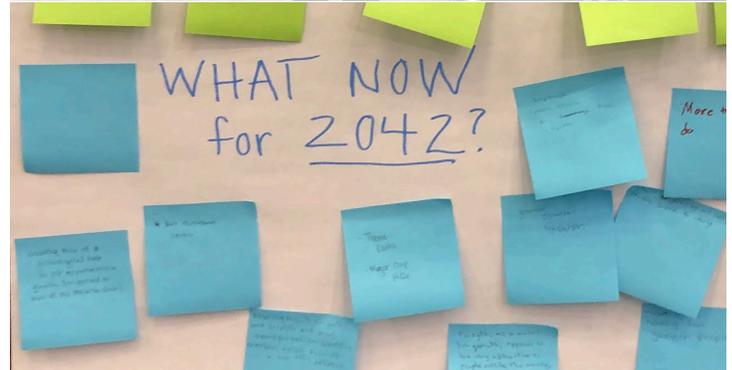
Meeting Series 1: 48 attendees at public meetings, 204 mapping activity participants, 65 questionnaire participants

Meeting Series 2: 40 attendees at public meetings, 39 online input participants

Community Survey: 463 total respondents

Student Government Academy Visioning Input: 15 plus high school student participants

Meeting Series 3 Information Sessions: 26 attendees at public meetings, 49 online input participants



Above: discussion at and input snapshot from the Student Government Academy event in January 2022

Community Input Highlights

The general sentiment at public meetings was one of appreciation and interest in the next phase of the County's land use planning process. Although some people were concerned about continued development, the majority voiced support for the county's overall direction. Input during the planning process largely focused on a desire to continue to see investment and preservation of those community characteristics that make Forsyth County a great place to live as inventoried below.

- Good schools
- Outstanding parks and recreation facilities
- Natural environment and preservation of community character
- Continued investment in trails
- Quality housing
- Tree preservation
- Little to no crime

Some areas that people desired the County be more proactive included the following:

- Getting ahead of transportation needs to accommodate anticipated growth
- Directing development to areas where infrastructure exists to support it
- Diversify uses and services to accommodate youth and a diversifying population
- Setting aside sufficient land to accommodate future jobs, industry, and commercial uses



2.4 Issues and Opportunities

A cornerstone element of the public input process is a list of priority needs and opportunities, listed below. For complete documentation of comments received, see Appendix B: Public Involvement Documentation. This list also includes issues and opportunities identified by the planning team as part of the existing conditions technical analysis.

Quality of Life

- Attract more cultural and entertainment uses.
- Address gap in housing options for disabled population.
- Manage traffic congestion, safety, and access on major roads.
- Facilitate broadband access across the county.

Community Character

- Facilitate mixed-use development in appropriate locations.
- Create strategy for commercial corridor policies.
- Limit future vehicular uses to appropriate settings (sales dealerships, rental establishments, car washes, vehicle service and repair businesses, collision centers, and fuel stations).
- Limit future storage facility uses to appropriate settings (storage facilities, open air businesses, and open storage yards).
- Introduce branding features at key locations.

Job Opportunities

- Continue diversifying the tax base.
- Bring job opportunities that are attractive to young professionals.
- Promote growth in the technology industry.
- Align economic development target areas with land use policy.

Mobility

- As new developments occur, encourage strategic connections to other developments, trails, and roadways.
- Improve bicycle and pedestrian connectivity within the county.

Infrastructure

- Align sewer expansion plans with the economic development strategy.
- Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.

Greenspace

- Protect key environmental assets through land use policies, programs, and conservation investments.
- Encourage developers to build pocket parks and incorporate accessible open space.

Section 3

VISION FOR FOSTERING OUR FUTURE

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3.1 Overview

The community goals frame community members' vision for Forsyth County's future growth and development. Key components of this include the Vision Statement, Overarching Goals, the Community Character Map, and the Commercial Corridors Map. These visionary aspects of the Comprehensive Plan represent a long-term view of Forsyth County's future.

The Vision Statement and Overarching Goals reflect a high-level, County-wide vision for the future that focuses on maintaining and enhancing the County's unique character and quality of life for the next 20 years.

The Community Character Map identifies 11 unique character areas of the County. These areas acknowledge the diversity of communities within the County and their differences in character, location, and history. Associated narratives, provided in Chapter 4, identify appropriate future development types and development characteristics for each area.

As a part of the 2017 major update to the County's Comprehensive Plan, community members answered two questions about growth:

- What is most important to us as community members now and in the future?
- If we know our population will grow significantly, what is most important to guiding our future growth and investments?

In that planning process, a majority of participating community members voiced that the County should achieve the following:

- Demand high quality design and character in new developments.
- Place emphasis on site-sensitive design that is respectful and seeks to preserve natural characteristics.
- Facilitate a better balance of jobs and housing to further a more balanced tax base.
- Create more accommodation for varying needs of our multi-generational community in our transportation network and housing.
- Facilitate nodes of commercial and social activity in the community.
- Protect and enhance our natural environment, schools, and community.

In this 2022 minor plan update, a majority of participating community members continued to agree with these aspirations.



3.2 Vision Statement

Forsyth County will promote responsible use of our natural assets and green space while advancing a balanced growth management strategy that strengthens and sustains quality of life for everyone.

The 2017 major update to the Comprehensive Plan led to the development of the Vision Statement and Overarching Goals. By integrating input gathered from community members including residents, businesses, community groups, and other leaders, the Foster Forsyth Vision Statement is a reflection of the public process.

The statement above and the goals identified on the next page remain as core elements to the Foster Forsyth 2022 Comprehensive Plan and will continue to serve as the overarching guide for vision and growth.



From left to right: aspects of Forsyth's high quality of life including Sawnee Mountain Preserve and Forsyth County schools

3.3 Overarching Goals

Invest in Our Quality of Life

Continue to invest in quality schools, parks, and access to amenities, as well as protect natural and cultural resources.

Enhance Community Character

As new growth and development occur, maintain character, particularly in the most rural sections of the County, while establishing a high standard for quality design in private developments, streetscapes, and other initiatives.

Improve Mobility

Make getting around Forsyth County easier by improving existing roadways and connectivity, adding opportunities for walking and bicycling, and advancing opportunities for transit and new transportation technologies to serve the long-term transportation needs of residents and businesses.

Expand Infrastructure that Furthers Our Vision for Growth and Development

Ensure water, sewer, and transportation infrastructure plans and programmed investments further our community’s future development vision and keeps pace with community needs.

Facilitate Job Opportunities

Attract job opportunities that create a better match between the County’s workforce and nearby employment opportunities. By attracting more employers to the County, the tax base will become better balanced and more sustainable.

Maintain & Expand Greenspace

Protect our cornerstone greenspaces—Sawnee Mountain Preserve, public areas surrounding Lake Lanier including the Chattahoochee River National Recreation Area, parks, and rivers and streams—while furthering site-sensitive design that respects the environment and incorporates meaningful open space.

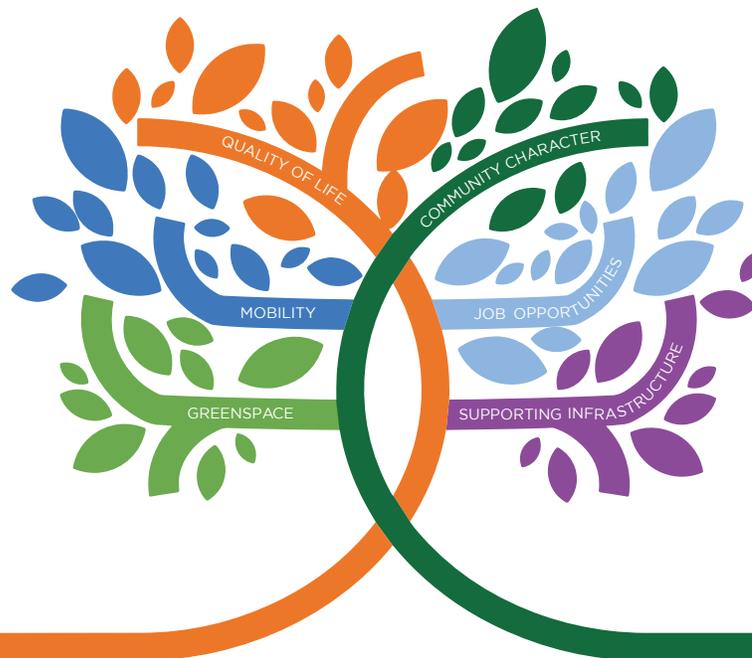


Figure 4. Overarching Goals



3.4 Community Character Map

Map Overview

The Community Character Map defines a series of subareas—known as character areas—that respect and reflect each area’s unique role in the County based on its character, location, and history. The Community Character Map serves as the County’s guide for future rezoning and development decisions. County staff and elected and appointed boards use the map and corresponding narrative to make recommendations and future land use decisions, including additions and updates to the County’s zoning code, place-specific design standard considerations, and future zoning and development approvals.

The County has 11 character areas, all of which were defined as part of a place-based approach to planning and future development established as a part of Foster Forsyth 2017-2037.

1. McFarland
2. South Georgia 400
3. Big Creek
4. Haw Creek & Daves Creek
5. Lanier
6. Vickery Creek
7. Campground
8. North GA 400
9. Chestatee/Jot Em Down
10. Etowah
11. Sawnee Mountain

Map 5 illustrates the location of each character area.

Changes to Community Character Map

During the 2022 plan update, the public and the steering committee had the opportunity to give input regarding scale of development intensity and balancing uses throughout the County. These exercises allowed the boundaries of each character area and node to be reviewed. Based on this input, the following changes were made:

McFarland Character Area and McFarland/Shiloh Road Regional Node

During the 2022 planning process, the McFarland character area and the McFarland/Shiloh Road regional node were identified as areas needing special attention because the regional node encompassed almost all of the character area, which was the result of a 2021 node adjustment. Parcels formerly within the character area to the north have been included in the Campground character area; parcels to the east have been included in the Big Creek character area; and the regional node has been adjusted to reflect the community’s desire for future development.

Campground/Vickery Creek Boundary

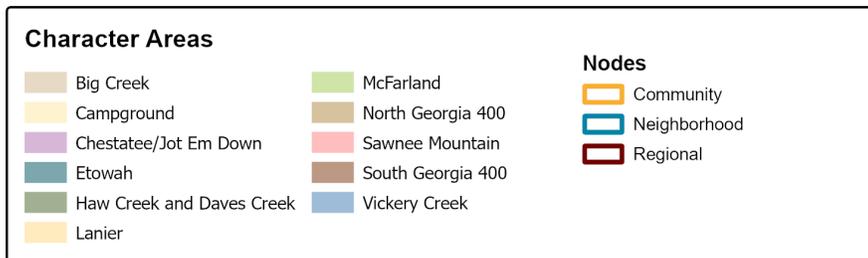
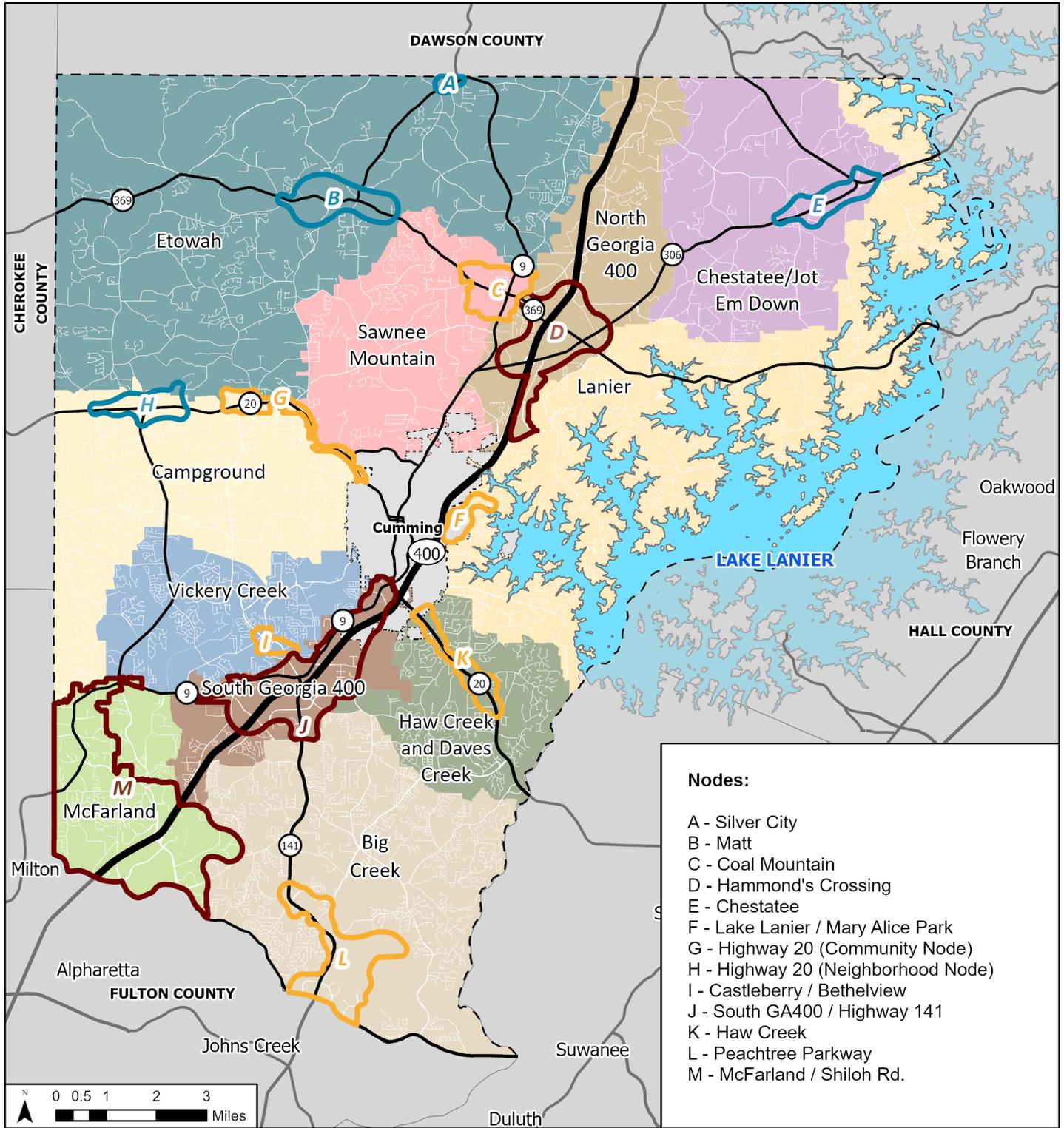
The vision for future development in the northern part of the Vickery Creek character area included leaving it natural and rural in scale. Because of that input, the boundary of the Campground was extended farther south.

Additionally, the parcels in the northwestern portion of the McFarland character area were moved into the Campground boundary.

Big Creek Boundary

The parcels located in the easternmost part of the McFarland character area were moved into the Big Creek character area. The parcels were outside of the McFarland/Shiloh regional node, and their character fit better within the Big Creek character area.

Map 5. Community Character Map



Development Nodes

Regional nodes are larger in scale and are intended to reach a regional market area within and outside the County, while Community Nodes are intended to be smaller scale commercial centers with complementary office and residential uses for a more local audience. Neighborhood Nodes are intended to be neighborhood scale shopping centers that may be adjacent to other uses and foster a greater level of local connectivity.

Through the comprehensive plan update process, development nodes were evaluated based on public input gathered through the community scale and balancing land uses activities.

Nodes fall into one of three categories reflecting the appropriate types of uses, density, and intensity for each location.

Community Scale & Balancing Land Uses Activities

During the community open houses and the steering committee meetings, two activities helped informed whether or not boundaries to character areas and nodes would change, and helped shape commercial corridor policies.

The **community scale** activity confirmed the vision for each character area and informed the intensity of development that should occur along commercial corridors, ranging from natural and rural scale to suburban and town center scale.

The **balancing land uses** activity proposed several uses including mixed-use development, apartments, condos, townhomes, storage facilities, and vehicle related uses and asked stakeholders to indicate where they want those uses to be located.

Regional Nodes

- Serve the region and County as a whole.
- Located along major arterial roadways and corridors.
- Higher concentrations of employment and commercial uses.
- Allow for larger developments and larger facilities.
- High density residential should be considered as part of mixed-use developments.

Community Nodes

- Serve larger areas or more populated areas of the County.
- Located along major arterial streets and corridors.
- Higher concentrations of commercial and office development.
- Higher density residential should only be located within these nodes and in some areas immediately surrounding the node subject to Board approval.

Neighborhood Nodes

- Serve the collection of local neighborhoods and communities around them.
- Located along arterial streets and corridors.
- Commercial development should be the predominant use and clustered around prominent intersections.
- Smaller scale and intensity with a “small town core” feel.

3.5 Commercial Corridors

A major change in Foster Forsyth 2022 is the addition of Forsyth County’s commercial corridors shown in **Map 6**. Approved by the Board of Commissioners in May 2021 to move forward for incorporation in the comprehensive plan update, these corridors are identified as major commercial roads within Forsyth County and contribute heavily to the County’s tax base, as most commercial and industrial activity takes place along them.

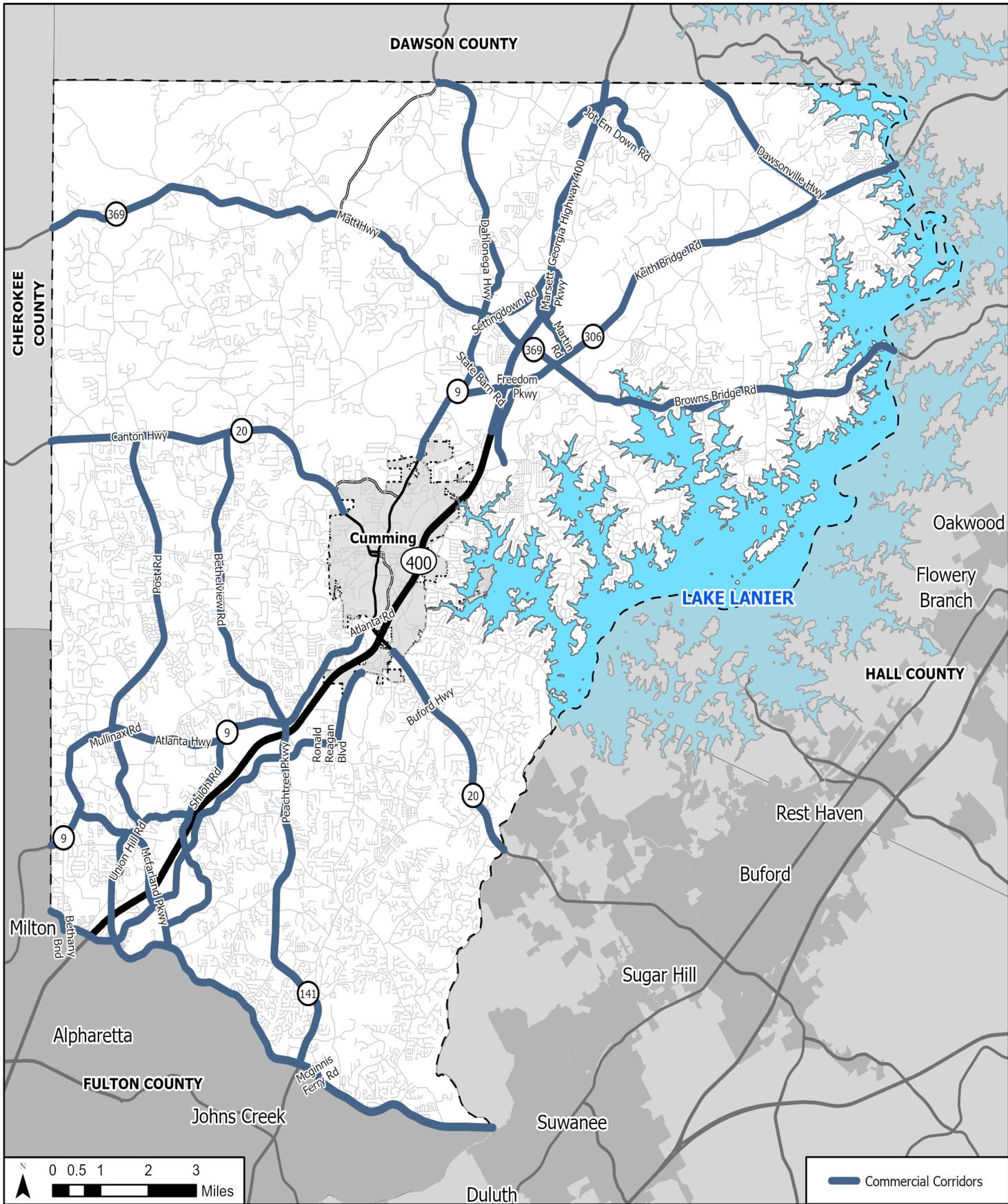
Corridors in Forsyth often cross through more than one character area, can change in character depending on where they are located and often cross through regional, community, and neighborhood nodes. With these considerations in play, commercial corridor policies guide the scale, look, and feel of new development, remaining consistent with surroundings and reinforcing character area goals and policies.

Commercial development is important for diversifying the tax base, establishing a sense of place, providing job opportunities within the County, and promoting tourism.

South Forsyth Commercial Corridors	North Forsyth Commercial Corridors
Atlanta Highway/State Route 9 Bethany Bend Bethelview Road Buford Highway/State Route 20 McFarland Parkway McGinnis Ferry Road Mullinax Road Peachtree Parkway/State Route 141 Post Road Ronald Reagan Boulevard Shiloh Road Union Hill Road	Canton Highway/State Route 20 Dahlonega Highway/State Route 9 Dawsonville Highway/State Route 53 Freedom Parkway Georgia Highway 400 Jot Em Down Road Keith Bridge Road/State Route 306 Marsett Parkway Martin Road Settingdown Road State Barn Road State Route 369/Matt Highway-Browns Bridge Road



Map 6. Commercial Corridors Map



3.6 Related Land Use Policies

While the Community Character Map guides long term development of Forsyth County through rezoning decisions, zoning and development regulations impact the overall character of the community and are important elements to executing the community vision. Overlay districts and design requirements are particularly important tools for implementing Forsyth County's long-term vision for growth and development.

Underlying Zoning

Each parcel in Forsyth County is classified into established zoning districts. The Unified Development Code dictates which land uses are permitted or prohibited within each zoning district. It also defines performance standards for each district, such as minimum and maximum lot areas, density, setbacks, and maximum heights.

Tree Protection and Replacement Ordinance & Mass Grading Ordinance

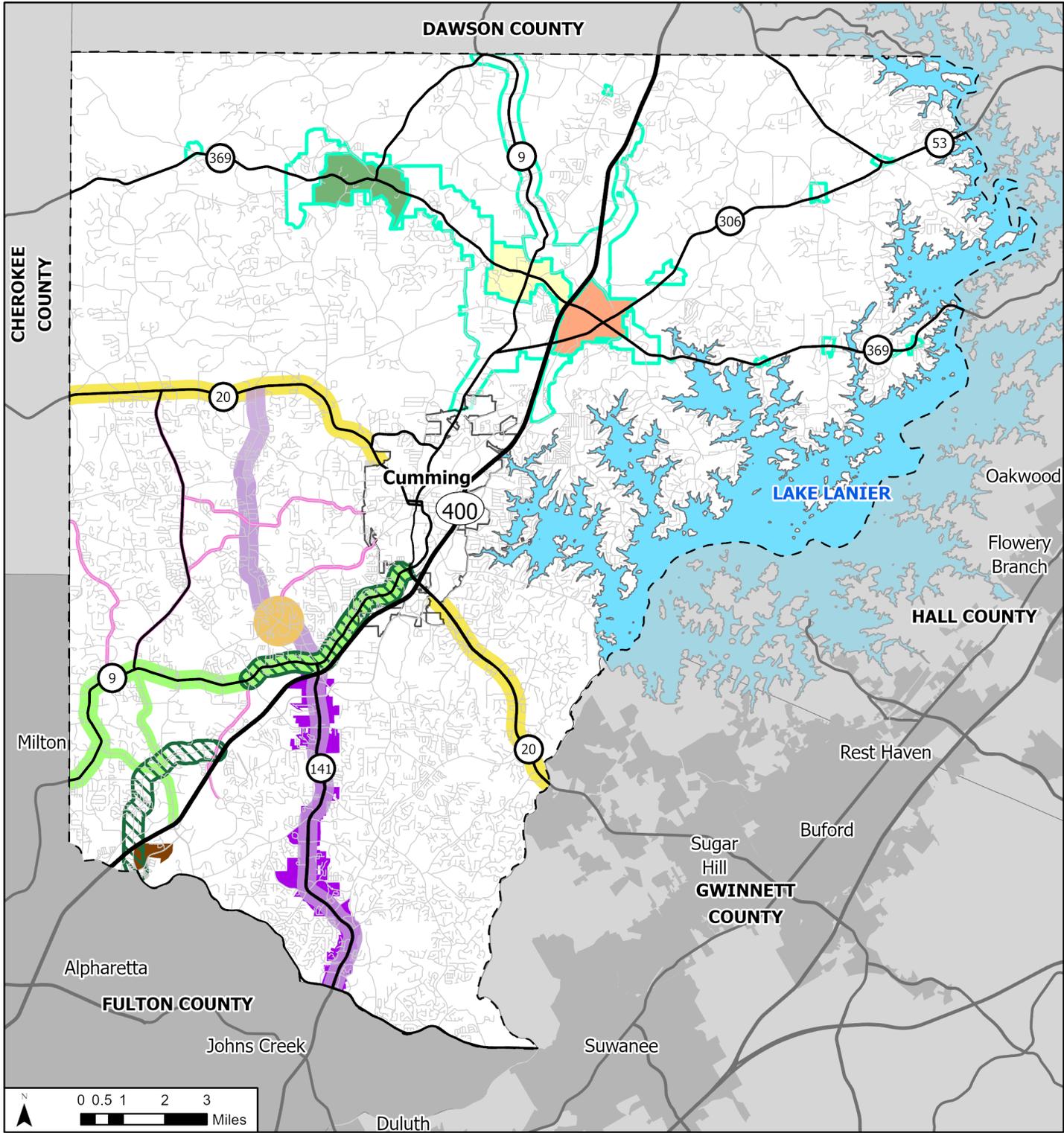
The Tree Protection and Replacement Ordinance was amended in March 2022 and provides a uniform standard for protecting and replacing trees on all property County-wide that requires the issuance of a land development permit. The Soil Erosion and Sedimentation Control Ordinance recently amended in 2021, administers earthmoving and includes specific grading requirements for residential developments 25 acres and greater.

Overlay Districts

Design overlay districts, as shown in **Map 7**, establish additional standards for development based on a locational boundary, such as provisions related to architectural design, parking, landscaping, signage, and lighting. Overlay districts achieve character objectives without disturbing the expectations for development allowed by the underlying zoning. They are in place to create a sense of place and uniformity of design along key roadways and within specific areas throughout the County.



Map 7. Design Overlay Districts Map



Design Overlay Districts

- Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District
- Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District Warehouse Facade Zone
- Buford Highway Overlay District
- Campground-Castleberry-Kelly Mill-Pittman-Post-Shiloh Road Overlay District
- Castleberry-Bethelview Crossroads Overlay Zoning District
- Peachtree Parkway Overlay District Parcels
- Peachtree Parkway-Bethelview Road Overlay District
- Ronald Reagan-Union Hill Overlay District
- Coal Mountain Overlay
- Coal Mountain Node
- Hammond's Crossing Node
- Matt Node

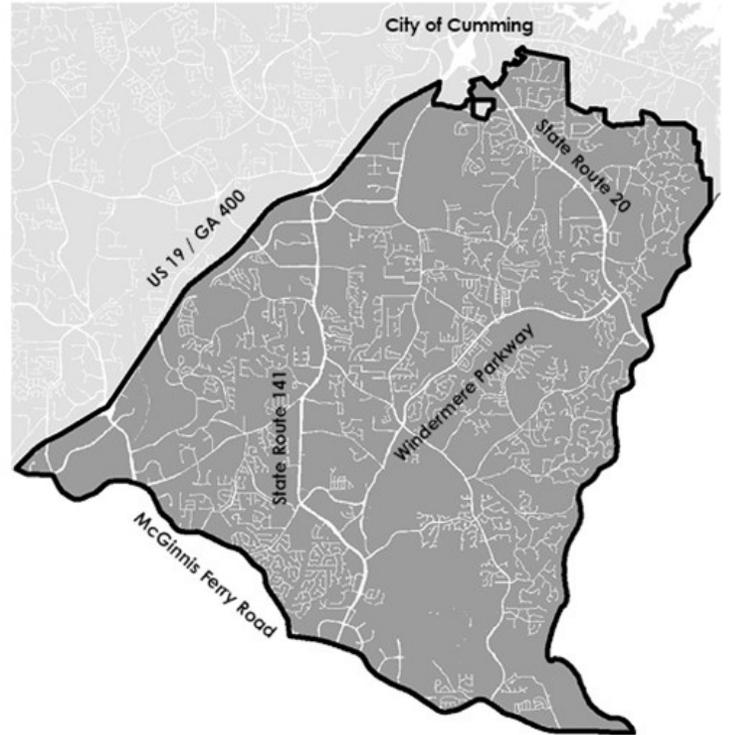
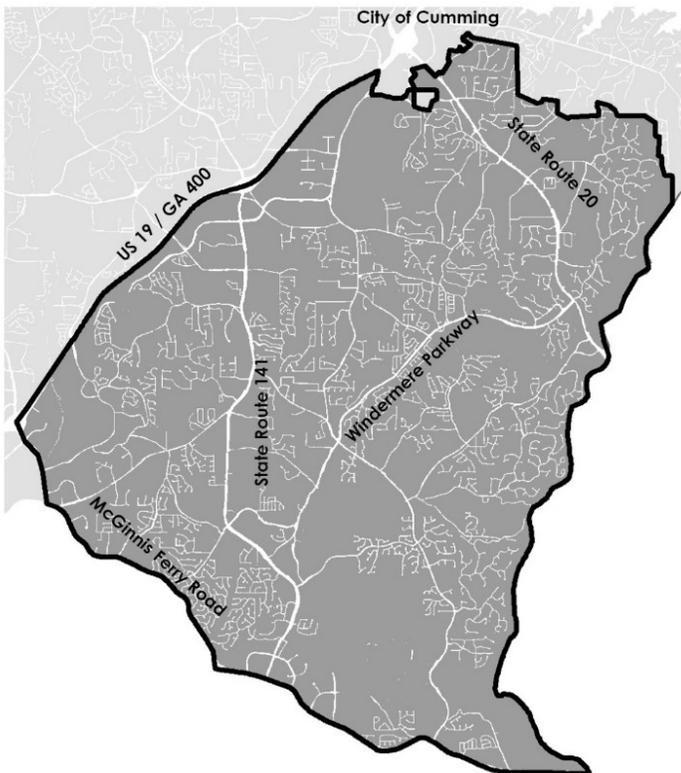
Design Standards

Forsyth County has adopted general site development and design standards for residential, commercial, and office as well as industrial and mining zoning districts. These standards help ensure high-quality development through enhanced site and building design, landscaping, pedestrian connectivity, and community character. In addition, the County adopted Southeast Forsyth Residential Design Standards and South Forsyth Commercial Design Standards. The intent of the residential standards is to elevate the quality of construction and encourage a variety of residential housing styles, create a sense of place, and address comprehensive plan character area goals.

The intent of the commercial standards is to elevate the quality and durability of commercial construction in South Forsyth, while inspiring a variety of building appearances and enhancing the relationship between buildings and the street.

Map 8. Southeast Forsyth Residential Design Standards Applicability Area

Map 9. South Forsyth Commercial Design Standards Applicability Area



Source: Unified Development Code of Forsyth County, Sec. 11-9.7

Source: Unified Development Code of Forsyth County, Sec. 12-3



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Section 4

REGIONAL NODE &
CHARACTER AREAS

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4.1 Introduction

Character Areas and Nodes

Overview

The Community Character Map, introduced in Section 3.4 as a part of the overall vision and goals for the County, depicts a location specific plan for future growth and development in Forsyth County. Each of the 11 character areas across Forsyth County identify a unique geographic area with a distinctive role within the County both today and in the future. These areas recognize that different levels of development will occur in specific locations within the County over the next five to twenty years and seek to clarify the style, type, and level of intensity for each area.

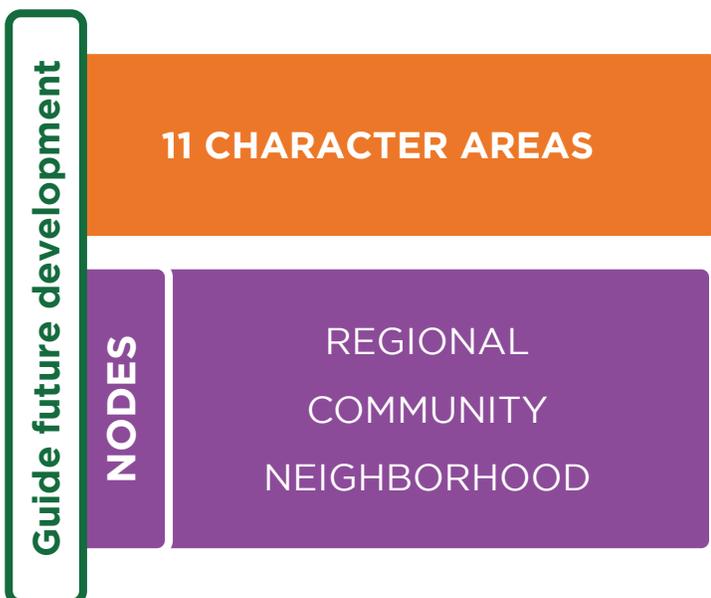
Encouraging appropriate future development in the right areas is crucial to meet the community’s goals and establish a greater sense of place and character within the County. Each of the 11 character areas will experience some degree of future development. The goal of the narratives in this chapter is to identify and encourage future growth that is fitting within each area and enhance the character and economic sustainability throughout Forsyth County.

Additionally, each character area has at least one area identified as a Node intended to identify specific locations for higher-intensity development within a character area. Types of nodes include Regional, Community, and Neighborhood categories that are based on a mix of various land uses at varying concentrations that ultimately serve as destination hubs for community activity.

Regional Node & Character Area Narratives

Within each of the narratives, the following elements are included to facilitate appropriate development, redevelopment, or conservation. A focus is placed on appropriate uses, character, and scale of future development.

- 1. A map and general description of each character area.** The map shows the location of any development nodes and commercial corridors within each character area. (See Section 3.4 for a description of the development nodes and Section 3.5 for a description of the commercial corridors). Descriptions provide an overview of the area today and its general character and attributes, including important community characteristics and actions, such as the preservation of unique features, enhancement of areas where improvement is needed, and removal of obstacles that may prevent the area from achieving its desired vision.
- 2. Goals, strategies, and approaches to guide future development** and help enhance sense of place within the greater County. Goals are paired with a narrative that describes the desired attributes and strategies for each area, under the subtitle of “future character.”



Commercial Corridors

3. List of appropriate zoning classifications.

While most of the listed zoning classifications would be acceptable in a particular character area, several zoning classifications listed are noted as only appropriate within the character area's development nodes. This approach focuses future higher intensity development within community activity centers and encourages preservation of greater amounts of open space and residential character outside of the development nodes.

- 4. Standards.** Tailored design strategies are provided for the development nodes within each character area. These guidelines are accompanied with intensity scales that visually depict the appropriate character and development thresholds within each area that were determined during the 2017 major update.

Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors. Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses. Additional standards or requirements are applied to these new developments through overlays and design standards as discussed in Chapter 3.

What has changed?

The 2022 edition of the Foster Forsyth Comprehensive Plan includes the following policy changes:

- Within the **McFarland character area**, parcels formerly within the character area to the north have been included in the Campground character area; parcels to the east have been included in the Big Creek character area; and the regional node has been adjusted to reflect the community's desire for future development.
- The **Campground character area** expanded south to include more residential areas.
- **Policies regarding development along Commercial Corridors and mixed use and specialty districts have been added to each character area.** Such policies will continue to bolster the quality and compatibility of development that takes place over the next 20 years.
- **Guidance regarding appropriate locations for vehicle and storage related uses have been added.** Section 4.5 includes two tables that outline where these uses may be appropriate.

Appropriate Zoning Classifications

Overview

A summary table of appropriate zoning districts is included in the narrative for each character area. This table is to be used by County staff and the Board of Commissioners when reviewing rezoning and land use cases to help ensure compatibility within each node and character area. Development nodes are seen as activity centers for each character area. Zoning Classifications were assigned for these nodes to help foster appropriate future development within them.

Specialty Districts

Foster Forsyth 2017-2037 recommended that the County adopt two new mixed use zoning districts: MU-C and MU-R. The County approved three specialty districts: MPD, MRD, and MCD. The Master Planned District (MPD) was revised and is intended to allow for mixed-use development that is compatible with surrounding development. The Mixed Residential District (MRD) intends to provide a variety of housing types under one master planned site. The Mixed-Use Center District (MCD) allows for a complementary mix of commercial and light industrial uses, which may or may not include residential.

These districts allow flexibility within a development in terms of uses and performance standards and are primarily allowed within the regional, community, and neighborhood nodes throughout the County. These districts are intended to encourage both vertical and horizontal mixed-use developments within regional and community nodes. The specific details regarding the mix of uses and density can be found in the Forsyth County Unified Development Code. Generally, regional nodes should accommodate the most intense uses and community nodes should be more modest in scale.

Table 3. Zoning Districts

Abbreviation	Zoning District
RES1	Single Family Residential District
RES2	Single Family Residential District
RES3	Single Family Residential District
RES4	Single Family Residential District
RES6	Multi-Family Residential District
MHP	Manufactured Home Park District
NS	Neighborhood Shopping District
UV	Urban Village District
CBD	Commercial Business District
HB	Highway Business District
HC	Heavy Commercial District
BP	Business Park
O&I	Office and Institutional District
OR	Office Residential District
OCMS	Office Commercial Multiple Story District
M1	Restricted Industrial District
M2	Heavy Industrial District
MINE	Mining Operations District
A1	Agricultural District
AG-RES	Agricultural Residential District
MPD	Master Planned District
MCD	Mixed-Use Center District
MRD	Mixed Residential District



4.2 County-wide Design Guidelines & Strategies

County-Wide Standards

Foster Forsyth identified a need for recommended standards that apply on a County-wide scale. Prior to each of the character area narratives, a series of County-wide standards are outlined as follows:

- 1) General Standards
- 2) Non-residential Standards
- 3) Residential Standards

These standards apply to all character areas, collectively. In contrast, criteria provided within each of the character areas are unique to that area and apply in addition to the County-wide standards.

General

- Create and uphold quality build and site design standards to bolster community identity and pride.
- Promote streetscape amenities for pedestrian use and safety as well as aesthetic appeal.
- Advance pedestrian use and safety through an extensive sidewalk network within and between planned developments.
- Continue to follow the County's recreation master plan to accommodate future demand for services and facilities across the County.
- Promote multi-use trail networks between park facilities and recreational uses while coordinating network connections to adjacent jurisdictions.
- Explore green building and landscape design and construction practices, utilizing these methods as much as possible to provide for environmentally sustainable facilities.
- Provide for contiguous open space preservation to maximize both recreational and environmental benefits of conserved natural resources.
- New, large developments must have multiple access points onto the road network to provide adequate external connections to the larger neighborhood community.
- Utilize transportation improvements such as traffic calming and increased street interconnections within and between neighborhoods to improve safety and walkability.
- Develop and implement standards to ensure that outdoor recreation will not adversely impact neighborhoods in terms of light and noise.
- Promote paddle trails for canoes or kayaks, also called blueways, for recreational purposes that will connect to an inter-jurisdictional trail system along Forsyth County's waterways.
- Develop the appropriate site design elements, such as pedestrian street lighting and pedestrian-scaled signage, to advance a sense of neighborhood identity.
- Large surface parking lots are encouraged to utilize green infrastructure techniques to mitigate stormwater effects, such as (but not limited to) pervious pavers, bioswales, and visually pleasing stormwater detention areas.

Non-Residential

- Future commercial development should primarily be located within identified development nodes. Outside of development nodes, commercial uses should be limited to designated commercial corridors. Additional standards or requirements may be applied through overlays adopted by the County.
- Commercial uses, when present, shall be located at major intersections and along arterial roadways where infrastructure is in place to accommodate higher, more intense development.
- Provide inter-parcel vehicular connections between adjacent land uses and potential developments to protect future roadway capacity so that congestion does not overwhelm the arterial road network.
- Plan and design transportation improvements that correlate traffic capacity with anticipated development intensity.
- Promote alternative modes of transportation through the development of a pedestrian and multi-use trail network to enhance traveler safety and convenience between land uses.
- Focus on adequate traffic flow through transportation planning measures to protect corridor viability.
- Encourage the use of on-site stormwater mitigation for parking areas such as pervious pavements, bio-swales and bio-retention areas.
- Facilitate shared parking arrangements, where feasible, to reduce impervious surfaces.
- Require an adequate number of bicycle parking spaces within each development.
- Ensure that appropriate buffers are developed between incompatible uses.
- Consider the size, scale and impact of public and semi-public uses as well as commercial services to ensure appropriateness and compatibility with surrounding neighborhoods. These uses shall be connected to residential areas through a pedestrian network of sidewalks or multi-use trails.
- Encourage adaptive re-use of existing buildings with historical or contributing character.
- Require the shielding of outdoor storage and display of goods or equipment from public view to maintain aesthetic appeal.
- Ensure the proper shielding of structures or equipment incidental to the primary use of a building or site to preserve visual attractiveness.
- Require that loading areas be located to the rear and sides of buildings and screened from view.
- Ensure that all sides of a parking garage that are visible from public view are architecturally consistent with the buildings it serves.
- Properly regulate exterior lighting and signage to minimize adverse impacts on adjacent properties and roadways.
- Fencing, if present, shall be screened from view or constructed from a material other than chain link or fencing with sharp projections.
- Require establishments that contain a drive through operation of any type implement adequate queuing space that is appropriately screened from adjacent properties.
- Require that off-street parking is partially screened from view through the use of landscape techniques.
- Encourage buildings in a campus setting to have an internal pedestrian network between buildings as an integrated component of a business, industrial or academic park master plan.



Regional, Community, and Neighborhood Nodes

- Require shared driveways and inter-parcel connections.
- Transitions in development intensity should be designed as development moves from high intensity non-residential and mixed-use developments to residential areas. Where a gradual transition is unlikely to be achieved, buffering between development types through code requirements is essential.
- Where feasible, new streets and internal streets should follow a gridded pattern of small blocks for more condensed development.
- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Encourage the clustering of office and retail uses. Also, first floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.
- New non-residential development should use high quality building materials such as glass, brick, and stone.
- Encourage development types that incorporate a mixture of uses and create walkable developments.
- Physically link new office developments within nodes via pedestrian passageways and sidewalks to proposed and existing commercial developments.

Residential

- Homes at the entrance to subdivision developments must address and front both the internal subdivision street and the external roadway or provide an additional landscape buffer.
- Residential units must front either a street or qualifying open space.
- Homes that have a rear yard facing external roadway systems must be screened with an adequate landscape buffer and/or berm.
- Encourage new residential development to blend with existing housing through appropriate open space and buffering requirements.
- Support conservation subdivision developments to maximize open space and retain aesthetic quality of the natural environment.
- New residential development must respect the scale and character of adjacent residential neighborhoods, if present, through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting and landscaping.
- Accommodate a variety of housing styles, sizes, densities and price points to suit diverse housing needs.
- Advocate community and development supported agriculture through the creation of community gardens and farm-based amenities.
- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes.
- Housing developments with more than 25 units should have at least two points of vehicular entry and egress.

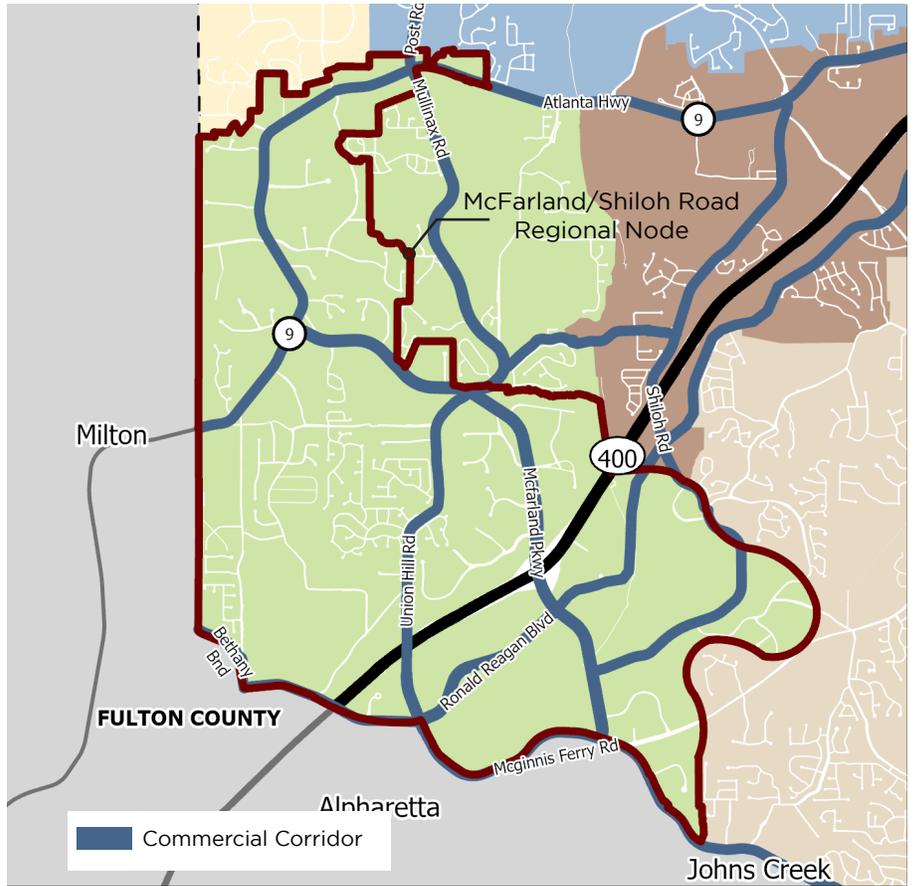
4.3 Character Area Narratives

1

McFarland

Location

The McFarland character area is located in the southwestern-most corner of Forsyth County. This character area stretches from the County line northward to include Atlanta Highway and a portion of Fowler Park. It follows McFarland Parkway eastward and includes the large industrial parcels along Shiloh Road.

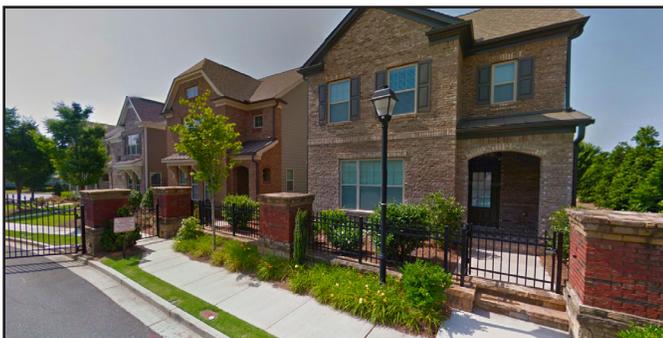


Character Today

The McFarland character area includes a mix of land uses. While the character area is predominately defined by single family detached land uses, the McFarland/Shiloh Road regional node is largely industrial. These industrial land uses are paired with commercial development along the major corridors. Large areas of detached single-family residences of various ages lie just beyond.

Character Area Goals

- Leverage GA 400 for business and industry growth, creating a high-quality employment center.
- Balance commercial and business/industry node with appropriate mixed-use development and locally serving commercial establishments.
- Respect and enhance residential areas beyond the node, transition density and development west of Atlanta Highway.



Future Character

The McFarland Node is appropriate for office and employment centers with higher intensity development along GA 400 and adjacent to major transportation corridors. With these employment centers comes the need for more housing integrated with and connected to job centers to alleviate some of the traffic burden that this character area faces. Residential development should be higher intensity near jobs and industry centers and transition to lower intensity neighborhoods to the north and west outside of the node and within the character area. As new development occurs, every effort should be made to enhance connectivity and integrate connections to local sidewalks and regional trail systems.

Appropriate Zoning Classifications

	Ch. Area	Reg. Node
Residential		
RES1	✓	✓
RES2	✓	✓
RES3	✓	✓
RES4	✓	✓
RES6		
MHP		
Commercial		
NS	✓	✓
UV	✓	✓
CBD	✓	✓
HB	✓	✓
HC	✓	✓
Office		
BP	✓	✓
O&I	✓	✓
OR	✓	✓
OCMS		✓

	Ch. Area	Reg. Node
Industrial		
M1	✓	✓
M2	✓	✓
MINE		
Agricultural		
A1	✓	✓
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		✓
MRD	✓*	✓*

Non-Residential Design Guidelines and Strategies

- Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors.
- Shared driveways and inter-parcel connections are required.
- Transitions in development intensity should be designed as development moves from high intensity non-residential and mixed-use developments to residential areas. Where a gradual transition is unlikely to be achieved, buffering between development types through code requirements will be essential.
- Where feasible new streets and internal streets should follow a gridded pattern of small blocks for a more condensed form of development.
- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.
- Clustering of office and retail uses is encouraged. First floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.
- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Deck parking is to be encouraged over large, surface parking lots.

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development's location.*

McFarland/Shiloh Road Regional Node

- Architectural character should be of a contemporary aesthetic that is congruent with current high tech development styles.
- Permit up to 6 stories for office structures and 5 stories in mixed-use structures. Up to 9 stories may be permitted for office structures within nodal subareas as identified within the Forsyth County Unified Development Code.
- Encourage retrofitting of existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support lodging services and meeting facilities to provide further opportunities for visitors to enjoy local amenities.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County's tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space.

Commercial Corridors

Atlanta Highway/SR 9
 Bethany Bend
 McFarland Parkway
 McGinnis Ferry Road
 Mullinax Road
 Ronald Reagan Boulevard
 Shiloh Road
 Union Hill Road
 Post Road

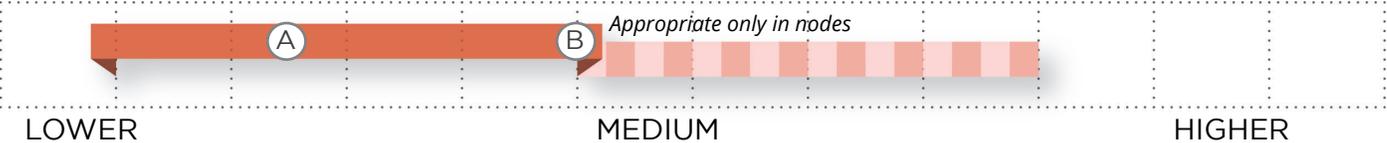
- Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses.
- Gradual transitions from commercial and mixed use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development.

- Development should support a more intense and active environment. This category includes traditional centers (typically 1-3 story buildings with accommodations for bicyclists and pedestrians) and more intense, regional commercial destinations (typically over 3 story buildings that attract visitors from outside the immediate community).
- Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter-parcel connectivity within commercial development.
- Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial and light industrial use.
- Creating a sense of place within a mixed use development should be prioritized.
- Developments should be designed to prioritize parking being placed behind buildings that front streets.
- Interior access, multi-story and exterior access, 1-2 story self-storage as well as open storage yards are appropriate within the McFarland/Shiloh Road regional node.
- Vehicle service establishments and new vehicle sales are appropriate within the McFarland/Shiloh Road regional node along commercial corridors.

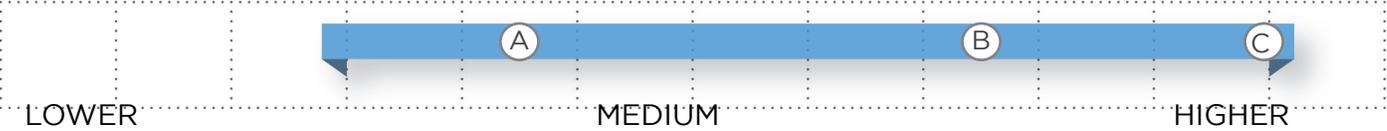


Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

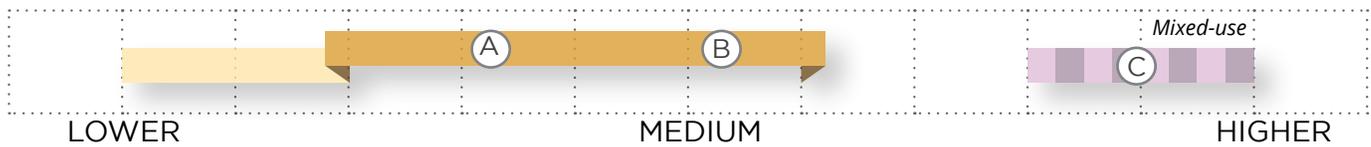
- Residential developments must front all adjacent street frontages and all residential units must front either a street or qualifying open space.
- Access to residential garages and parking pads are encouraged from a rear loaded alley.
- Higher intensity residential developments are encouraged to utilize shared parking arrangements, where feasible, to reduce impervious surfaces.
- Accommodate a mix of housing types and densities to allow a variety of options for residents.

McFarland/Shiloh Road Regional Node

- Residential units (attached and detached) must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience that has a defined sense of place.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Higher density residential units are only permitted as part of mixed-use developments with active commercial uses on the ground floor.
- Single-family developments (attached and detached) should work to preserve primary street frontages and corners for a commercial or office component.

Residential Intensity Scales and Visual Character

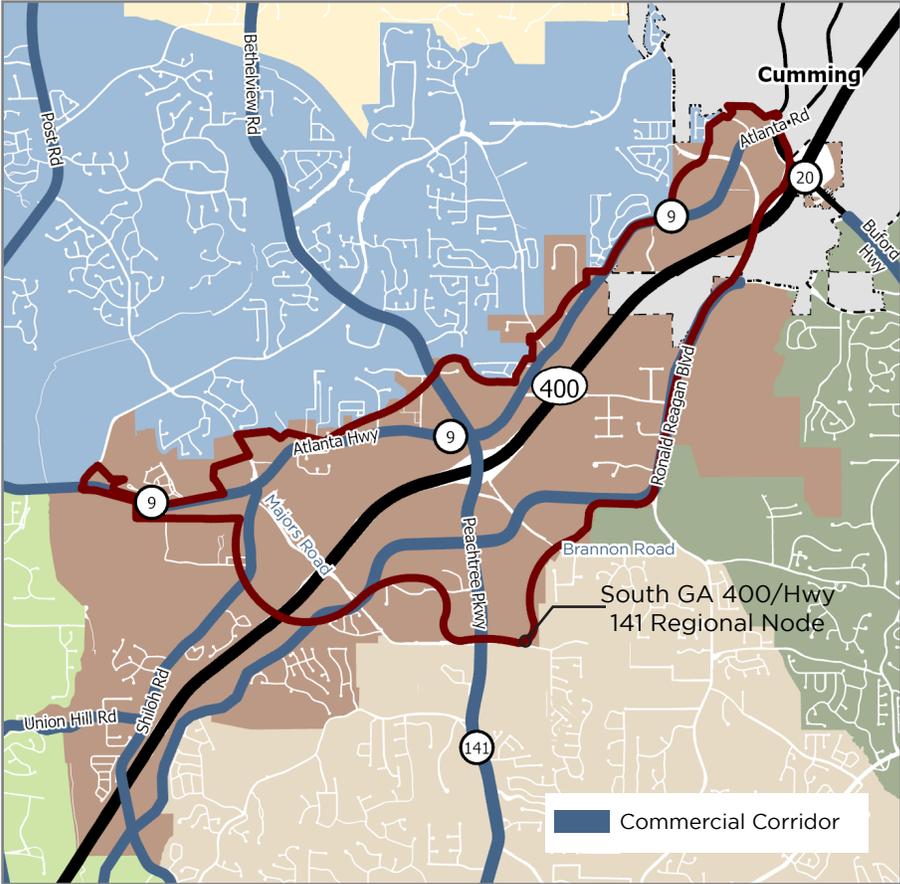
Residential



2

South GA 400 Location

The South GA 400 character area runs along both sides of GA 400 from north of McFarland Parkway to the limits of the City of Cumming. The character area also includes the South GA 400/ Highway 141 regional node, where higher intensity commercial development is accommodated.



Character Today

The South GA 400 character area is mostly comprised of a mixture of industrial and commercial uses as well as some undeveloped land scattered along the corridor. The northern end of this character area includes the Vulcan Quarry. The Collection at Forsyth is located at Highway 141 (Peachtree Parkway) and GA 400, near the center of the character area.

Character Area Goals

- Leverage GA 400 for business and industry growth.
- Create a mixed-use node with employment opportunities at the crossroads of GA 400 and Highway 141.
- Supplement commercial and business/industry nodes with appropriate, residential development that is well integrated with commercial and business/industry uses from a design and transportation perspective.



Future Character

The South GA 400 character area is envisioned as an area for larger scale, higher intensity business and office uses. This character area also is appropriate for expanded town center developments with a regional draw. New residential units should be integrated within town center developments, but generally play a secondary role.

Appropriate Zoning Classifications

	Ch. Area	Reg. Node
Residential		
RES1	✓	
RES2	✓	
RES3	✓	
RES4	✓	
RES6	✓	
MHP		
Commercial		
NS	✓	✓
UV	✓	
CBD	✓	✓
HB		
HC	✓	✓
Office		
BP	✓	✓
O&I	✓	✓
OR	✓	✓
OCMS	✓	✓
Industrial		
M1	✓	✓
M2		
MINE		
Agricultural		
A1	✓	
AG-RES	✓	
Specialty Districts		
MPD	✓	✓
MCD		✓
MRD	✓*	✓*

Non-Residential Performance standards and Guidelines

- Shared driveways and inter-parcel connections are required.
- Transitions in development intensity should be designed as development moves from high intensity non-residential and mixed-use developments to residential areas. Where a gradual transition is unlikely to be achieved, buffering between development types through code requirements will be essential.
- Where feasible new streets and internal streets should follow a gridded pattern of small blocks for a more condensed form of development.
- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.
- Clustering of office and retail uses is encouraged. First floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.
- Buildings should be oriented close to the roadway with streetscape amenities (benches, planters, streetlights, etc) for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Deck parking is to be encouraged over large, surface parking lots.

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for the character area.*



South Georgia 400/Highway 141 Regional Node

- Architectural character should use traditional building materials in a contemporary style and aesthetic that is compatible with developments currently in the character area.
- Permit up to 4 stories for Office and Mixed-use structures.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support lodging services and meeting facilities to provide further opportunities for visitors to enjoy local amenities.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County's tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space.

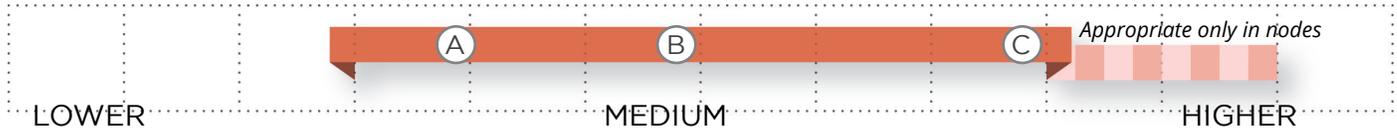
Commercial Corridors

Atlanta Highway/SR 9
Bethelview Road
Peachtree Parkway/ SR 141
Ronald Reagan Boulevard
Shiloh Road
Union Hill Road

- Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors.
- Development along commercial corridors within the South GA 400/Highway 141 Node should support a more intense and active environment, typically 1-3 story buildings with accommodations for bicyclists and pedestrians, and more intense, regional commercial destinations, typically over 3-story buildings that attract visitors from outside the immediate community.
- Development along corridors outside of the GA 400/Highway 141 regional node should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.
- The Mixed-Use Center District (MCD) is appropriate within the regional node. Master Planned Development (MPD) is appropriate in the character area and the regional node.
- Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter parcel connectivity within commercial development.
- Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial use. Structured parking should be required in a mixed use and/or higher density development.
- Creating a sense of place within a mixed use development should be prioritized.
- Developments should be designed to prioritize parking being placed behind buildings that front streets.
- Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses.
- Interior access, multi-story self-storage is appropriate in the South GA 400 character area, outside of the regional node.
- New vehicle sales is appropriate along commercial corridors within the character area only (not within the South GA 400/Hwy 141 regional node).

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

- Residential developments must front all adjacent street frontages and all residential units must front either a street or qualifying open space.
- Access to residential garages and parking pads are encouraged to be from a rear loaded alley.
- Higher intensity detached residential developments are encouraged to utilize shared parking arrangements, where feasible, to reduce impervious surfaces.
- Accommodate a mix of housing types and densities to allow a variety of options for residents.

South Georgia 400/Highway 141 Regional Node

- Residential units must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience.
- All ground floor residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New mixed-use development should use a variety of techniques to avoid the monotonous appearance of identical buildings. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Higher density residential units are only permitted as part of mixed-use developments with active commercial uses at street level.

Residential Intensity Scales and Visual Character

Residential

B

Mixed-use

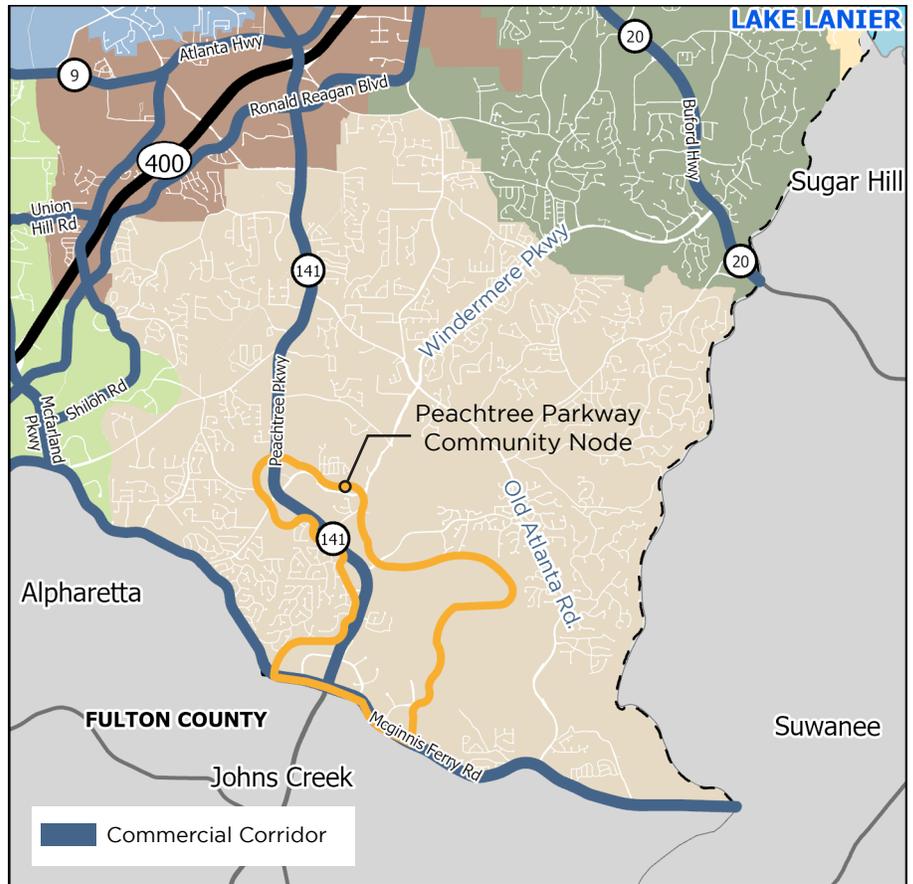


3

BIG CREEK

Location

The Big Creek character area covers the southeastern-most corner of Forsyth County, extending northward to Old Atlanta Highway and Joint Venture Park. The Peachtree Parkway community node is designated as the area where higher intensity development should occur.

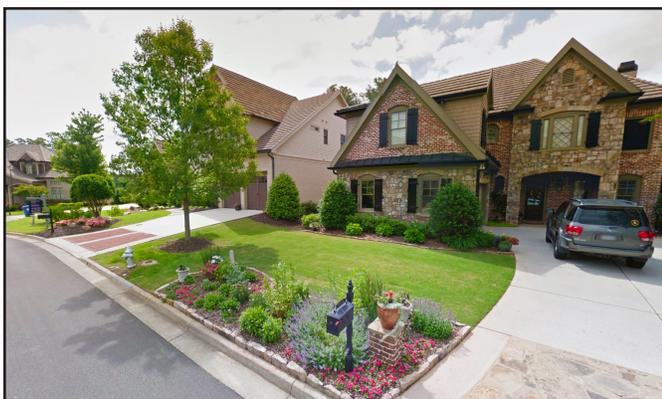


Character Today

The Big Creek character area is largely comprised of detached single-family neighborhoods. A mixture of commercial uses and intensities can be found along Highway 141.

Character Area Goals

- Infill areas with lower- to medium-intensity residential.
- Create a community town center node along Peachtree Parkway.
- Provide medium-intensity residential development near the community node and major roads, transitioning to lower density single-family uses off of arterial roadways.



Future Character

The Big Creek character area’s future development should be designed in a manner that maintains the suburban character; however, a priority should be placed on establishing a mixed-use, community node near or along Highway 141. Although detached single-family housing is preferred, attached residential products are appropriate in close proximity to commercial and town center nodes. Large lot, single family product should incorporate a higher level of design. Infill residential should be provided at a similar scale and density of the surrounding context. Efforts should be made to enhance connectivity and walkability as part of both private- and public-sector improvements.

Non-residential Design Guidelines and Strategies

- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.
- Clustering of office and retail uses is encouraged. First floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.

Appropriate Zoning Classifications

	Ch. Area	Co. Node		Ch. Area	Co. Node
Residential			Industrial		
RES1	✓		M1	✓	✓
RES2	✓		M2	✓	
RES3	✓		MINE	✓	
RES4			Agricultural		
RES6			A1	✓	
MHP			AG-RES	✓	✓
Commercial			Specialty Districts		
NS	✓	✓	MPD		✓
UV	✓	✓	MCD		✓
CBD	✓	✓	MRD	✓*	✓*
HB	✓				
HC					
Office					
BP		✓			
O&I	✓	✓			
OR	✓	✓			
OCMS					

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for the character area.*

Peachtree Parkway Community Node

- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Deck parking is to be encouraged over large, surface parking lots.
- Limit parking between buildings and public roadways.

Commercial Corridors

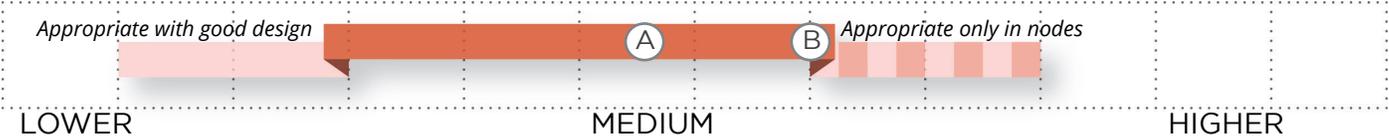
McGinnis Ferry Road
Peachtree Parkway/SR 141

- Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors.
- Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses.
- Development along most corridors should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.
- Medium-intensity commercial developments should be placed along major roads within the Peachtree Parkway community node and SR 141 (including 1-3 story buildings with accommodations for bicyclists and pedestrians).
- New commercial development should be built at a human scale, prioritizing pedestrian use over automotive amenities.
- Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter parcel connectivity within commercial development.
- Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial or office use.
- The Mixed-Use Center District (MCD) and Master Planned District (MPD) are appropriate within the Peachtree Parkway community node to encourage compact mixed-use development.
- Vehicle-related uses and storage uses are not appropriate within the Big Creek character area due to the desire to maintain the natural character of the node.

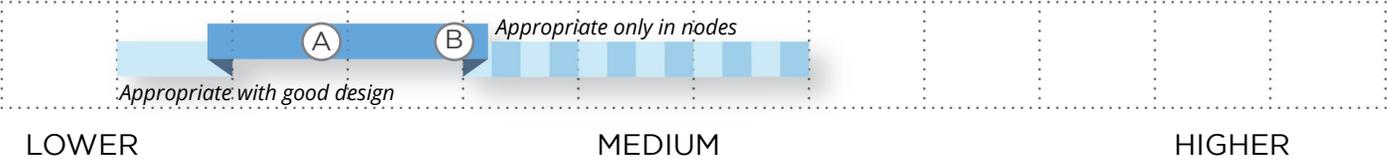


Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

- Architectural character should be traditional in design and in material usage. Style and aesthetic should be compatible with developments currently in the character area.
- Multi-family residential units are only permitted in mixed-use developments.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New residential development should provide pedestrian access via sidewalks, trails and walkways to nearby commercial uses.

Peachtree Parkway Community Node

- Residential units must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience that has a defined sense of place.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New mixed-use development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Multi-family residential units are only permitted as part of mixed-use developments with active commercial uses on the ground floor.

Residential Intensity Scales and Visual Character

Residential

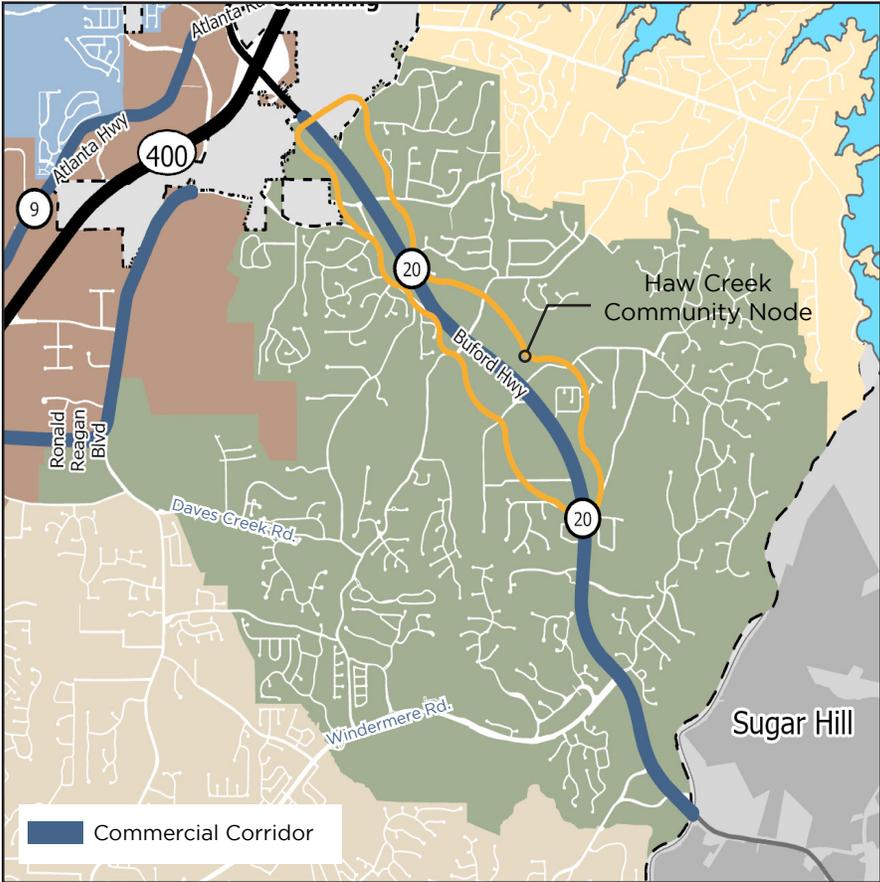


4

HAW CREEK & DAVES CREEK

Location

The Haw Creek & Daves Creek character area starts at the eastern border of Forsyth County and extends to the City of Cumming between State Route 20 (SR 20/Buford Highway) and Buford Dam Road.



Character Today

The Haw Creek & Daves Creek character area is almost exclusively detached, single-family housing with some small-scale, low-intensity commercial development near SR 20.

Character Area Goals

- Continue creating a business and industry node on SR 20.
- Provide medium-intensity residential development near the community node and major roads, transitioning to lower density single-family uses off of arterial roadways.



Future Character

The Haw Creek & Daves Creek character area’s future development should establish a clear transition from the suburban character of Big Creek and the more sparse development patterns along Lake Lanier. New development should create a stronger sense of character along SR 20. Off of this major corridor, single-family development should generally be on medium and larger lot sizes; ample open space should be preserved or created where possible.

Appropriate Zoning Classifications

	Ch. Area	Co. Node
Residential		
RES1	✓	
RES2	✓	
RES3	✓	
RES4		
RES6		
MHP		
Commercial		
NS	✓	✓
UV	✓	✓
CBD	✓	✓
HB	✓	✓
HC		
Office		
BP	✓	✓
O&I	✓	✓
OR	✓	✓
OCMS		
Industrial		
M1	✓	✓
M2	✓	
MINE		
Agricultural		
A1	✓	
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		
MRD	✓*	✓*

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for the character area.*



Non-Residential Design Guidelines and Strategies

- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.
- Clustering of office and retail uses is encouraged. First floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.
- Lodging services and meeting facilities should only be permitted within the Haw Creek Community Node.
- Other regulations and performance standards from the Buford Highway Overlay apply within the boundaries of the overlay district.

Haw Creek Community Node

- Permit up to 4 Stories for Non-Residential and Mixed-Use structures.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support lodging services and meeting facilities to provide further opportunities for visitors to enjoy local amenities.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County's tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space
- Deck parking is to be encouraged over large, surface parking lots.
- Limit parking between buildings and public roadways described in the Buford Highway Overlay, and preserve buffers and screening to protect nearby residential neighborhoods.

- Maximize non-residential development within any properties zoned to the Master Planned District (MPD) designation by requiring that the percentage of commercial and office uses remain undisturbed. The emphasis on preserving the commercial and office opportunities within MPDs in this node is based upon the node's unique appropriateness for such activity. Such properties shall not be less than 50 acres nor divided across existing roadways to allow sufficient area for an integrated mix of land uses.

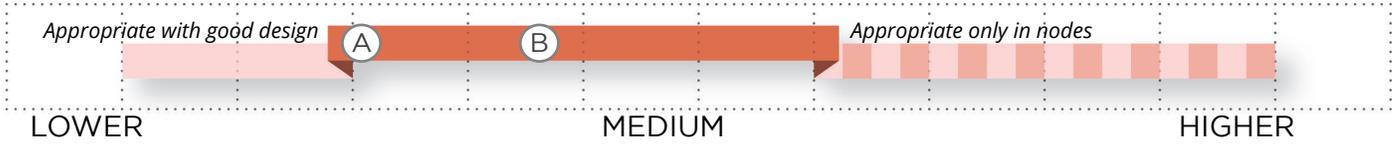
Commercial Corridors

Buford Highway/SR 20

- Development along Buford Highway within the Haw Creek community node should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car; however, walkable and bike-friendly connections to nearby neighborhoods should be promoted.
- The portion of Buford Highway outside of the Haw Creek community node should be sparsely developed, primarily with large-lot residences and scattered commercial areas.
- Development should be designed to fit into the existing character of the area.
- Sites should be designed to minimize impacts of light and noise.
- Sites should be designed to conform with the natural vegetation, landforms, and topography.
- Vehicle-related businesses and storage uses are not appropriate within the Haw Creek & Daves Creek character area due to the desire to maintain its natural character.

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry

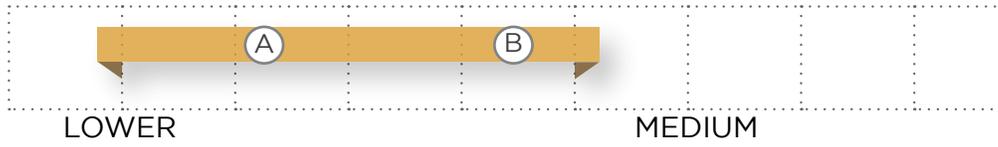


Residential Design Guidelines and Strategies

- Residential developments must front all adjacent street frontages and all residential units must front either a street or qualifying open space.
 - Access to residential garages and parking pads are encouraged be from a rear loaded alley.
 - Higher intensity detached residential developments are encouraged to utilize shared parking arrangements, where feasible, to reduce impervious surfaces.
 - Accommodate a mix of housing types to allow a variety of options for residents.
 - Garage access and driveways shall allow space to prevent a parked car from blocking the sidewalk.
 - Parking pads shall not be visible from adjacent streets.
- ### *Haw Creek Community Node*
- Architectural character should be transitional in design utilizing traditional building materials and contemporary design aesthetics. Style and aesthetic should be compatible with developments currently in the character area.
 - Residential units must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience that has a defined sense of place.
 - All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
 - New mixed-use development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
 - Multi-family residential units are only permitted as part of mixed-use developments with active commercial uses on the ground floor.
 - New mixed-use developments should provide pedestrian access via sidewalks, trails and walkways to nearby commercial uses.

Residential Intensity Scales and Visual Character

Residential

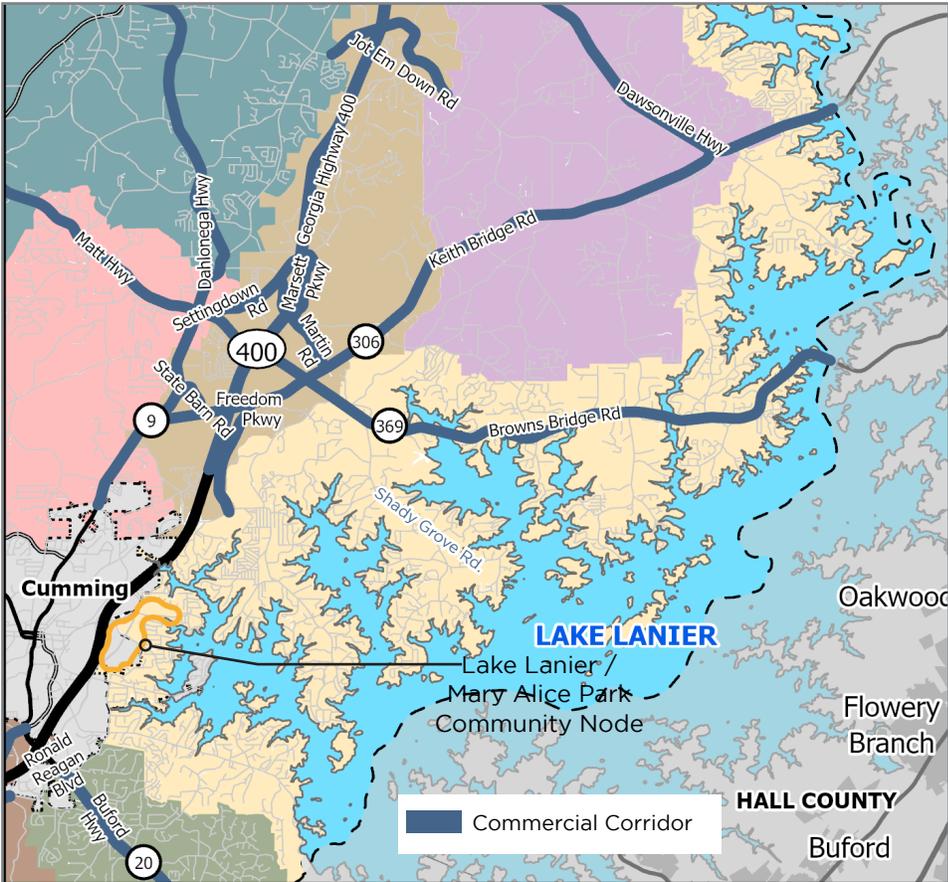


5

Lanier

Location

The Lanier character area consists of property in proximity to Lake Lanier.



Character Today

The Lanier character area is comprised almost exclusively of detached, single-family housing and conservation land protected by the U.S. Army Corps of Engineers (USACE). Housing here is predominantly in older, established communities along Lake Lanier.

Character Area Goals

- Infill areas and leverage redevelopment opportunities along and near the lake with lower- to medium-intensity residential.
- Continue accommodating a higher intensity/hospitality destination within the Lanier/Mary Alice Park community node to take better advantage of the lake’s assets.
- Require context-sensitive design that minimizes negative impacts on the lake.
- Increase public access to the lake in the design of new nonresidential and institutional uses.



Future Character

The Lanier character area’s existing residential uses vary greatly in age, size, and character. The southern areas along Lake Lanier provide an opportunity for residential infill on medium- to large-sized lots. Although areas in northern Forsyth County near the lake may be redeveloped over the coming decade, there is a need to create a strategy to maintain affordability in areas north of the City of Cumming. Commercial development should be limited except for locally serving retail and restaurants on major corridors near GA 400 and a potential hospitality attraction in the Lake Lanier/Mary Alice Park community node.

Appropriate Zoning Classifications

	Ch. Area	Co. Node
Residential		
RES1	✓	
RES2	✓	
RES3		
RES4		✓
RES6		✓
MHP		
Commercial		
NS	✓	✓
UV		✓
CBD	✓	✓
HB	✓	
HC	✓	✓
Office		
BP		✓
O&I		✓
OR	✓	✓
OCMS		✓
Industrial		
M1	✓	✓
M2		
MINE		
Agricultural		
A1	✓	
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		✓
MRD	✓*	✓*

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development’s location.*



Non-residential Design Guidelines and Strategies

- Non-Residential development outside of the Lake Lanier/Mary Alice Park community node should be lower in scale and intensity and reflect the architectural quality of the lake community.

Lake Lanier/Mary Alice Park Community Node

- Permit up to 4 Stories for Non-Residential and Mixed-use structures.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support lodging services and meeting facilities to provide further opportunities for visitors to enjoy local amenities.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County's tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space
- Deck parking is to be encouraged over large, surface parking lots.
- Limited parking between buildings and public roadways.

Commercial Corridors

Browns Bridge Road/SR 369
GA 400

- Commercial and mixed-use development should be concentrated within the Lake Lanier/Mary Alice Park community node to allow much of the land beyond the node to remain at the natural scale.
- When commercial development is located outside of the community node, it should be at key intersections along Browns Bridge Road.

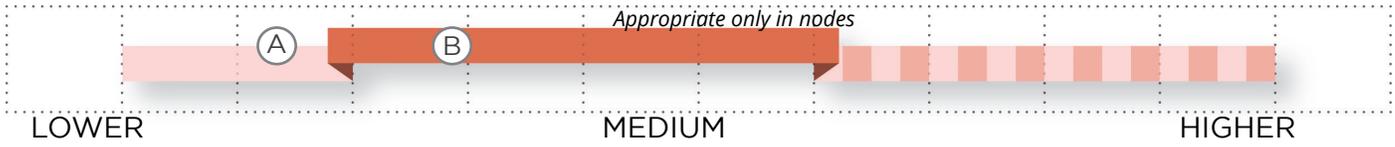
- Sites should be designed to conform with the natural vegetation, landforms, and topography.
- Sites should be designed to minimize impacts of light and noise.
- Gradual transitions from commercial and mixed use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development.
- Landscaping requirements along Browns Bridge Road should be expanded to include areas outside of the Coal Mountain Overlay to promote a uniform aesthetic along the corridor.
- Open storage yards, open air businesses, and exterior access self storage are appropriate within the character area. Only exterior access self storage is appropriate for the node.
- Vehicle service establishments are appropriate only within the Lake Lanier/Mary Alice Park community node.

Residential Design Guidelines and Strategies

- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Retain low intensity residential community character.
- Promote larger lots along the lake.

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Lake Lanier/Mary Alice Park Community Node

- Architectural character should be traditional southern with traditional and contemporary materials. Style and aesthetic should be compatible with higher-end developments currently found in the Lanier character area.
- Permit up to 3 stories for residential development.
- Residential units (attached and detached) must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience that has a defined sense of place.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Multi-family residential units should primarily be provided in mixed-use developments with an active differing use on the ground floor.
- Single-family developments (attached and detached) should work to preserve primary street frontages and corners for a commercial or office component.
- New residential development should provide pedestrian access via sidewalks, trails and walkways to nearby commercial uses.

Residential Intensity Scales and Visual Character

Residential



6

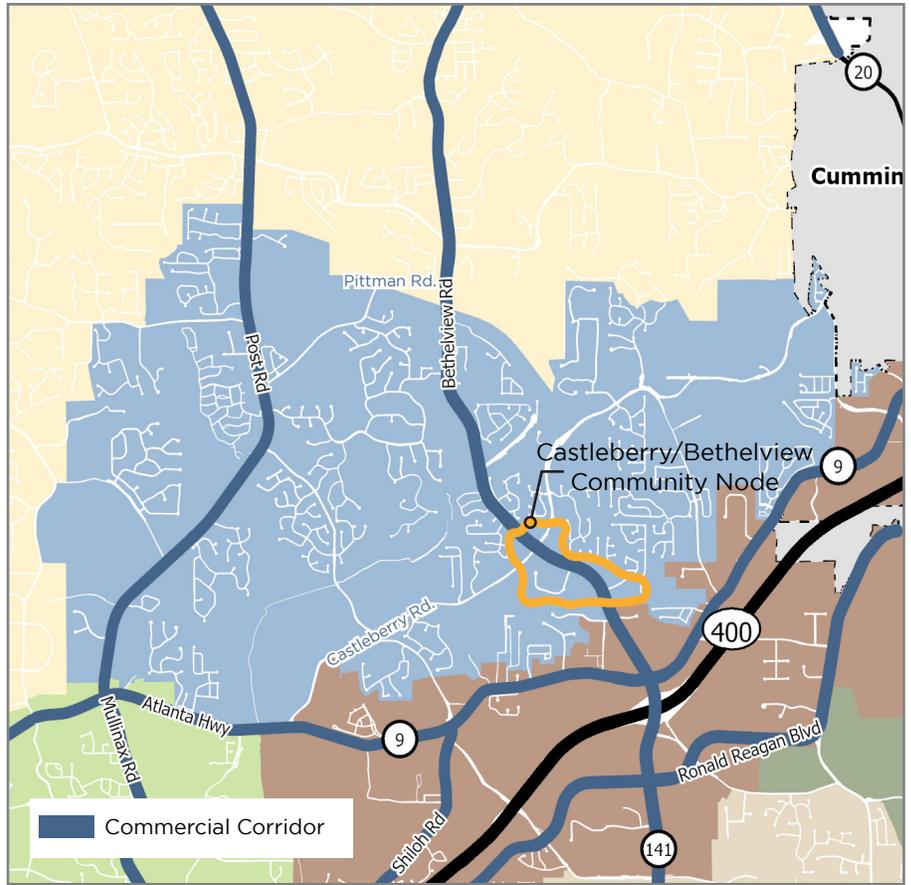
VICKERY CREEK

Location

The Vickery Creek character area is located west of the City of Cumming. This character area encompasses properties fronting Kelly Mill Road on the northern border to the west beyond Post Road. The character area includes Vickery Village and Midway Park.

Character Today

The Vickery Creek character area is mostly comprised of detached, predominantly newer single-family homes with some large agricultural tracts. Many subdivisions in this area have a distinct character reminiscent of equestrian communities. There is also a mixed-use commercial node located at Vickery.



Character Area Goals

- Build upon the village-style character existing within Vickery Creek.
- Provide medium-intensity residential development along major roads, transitioning to lower density single-family uses off of arterial roadways.
- Encourage more commercial services near the intersection of Bethelview and Castleberry.
- Preserve and enhance the area’s architectural, village-style character.



Future Character

The Vickery Creek character area has a distinct feel and appeal that should be preserved and further enhanced through high-quality design; additional design guidelines and standards may be necessary for this character area. Also, commercial development in this area should be located within the node at Castleberry and Bethelview Roads or along major corridors throughout the character area. Future residential development is likely to occur on the northern end of the character area and should embrace many of the same design styles and principles used in the area’s higher quality developments around the Polo Fields and Vickery.

Appropriate Zoning Classifications

	Ch. Area	Co. Node
Residential		
RES1	✓	
RES2	✓	✓
RES3	✓	✓
RES4		✓
RES6		✓
MHP		
Commercial		
NS	✓	✓
UV		✓
CBD	✓	✓
HB		
HC		✓
Office		
BP		✓
O&I	✓	✓
OR	✓	✓
OCMS	✓	

	Ch. Area	Co. Node
Industrial		
M1	✓	✓
M2		
MINE		
Agricultural		
A1	✓	
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		
MRD	✓*	✓*

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development’s location.*

Non-Residential Design Guidelines and Strategies

- New developments should have a heightened sense of design and material usage.
- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.

Castleberry/Bethelview Community Node

- Permit up to 4 stories for non-residential and mixed-use structures.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County’s tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space.
- Deck parking is to be encouraged over large, surface parking lots.

Commercial Corridors

Bethelview Road

Post Road

- Commercial development should be concentrated within the Castleberry/Bethelview community node to allow much of the land beyond the node to remain at the natural scale. Outside of these nodes, commercial uses should be limited to designated commercial corridors. Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses.
- Development within the Castleberry/Bethelview community node should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.
- Much of the corridors outside of the community node should be sparsely developed, or left to agriculture, agritourism, conservation, and low to medium density housing.
- Sites should be designed to conform with the natural vegetation, landforms, and topography.
- Sites should be designed to minimize impacts of light and noise.
- Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.
- Vehicle service establishments are only appropriate within the Castleberry/Bethelview community node.
- Due to its predominantly rural scale, open air businesses are appropriate within the Vickery Creek character area.



Residential Design Guidelines and Strategies

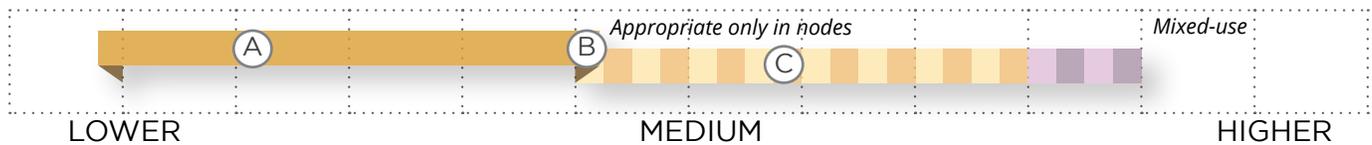
- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Retain low intensity residential community character.

Castleberry/Bethelview Community Node

- Permit up to 3 stories for residential development.
- Residential units (attached and detached) must address all streets by providing a building frontage towards the street, with shallower setbacks and streetscape amenities for the promotion of a high quality, live-play-work experience that has a defined sense of place.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.
- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
- Higher density residential units should primarily be provided in mixed-use developments with an active differing use on the ground floor.
- Single-family developments (attached and detached) should be located and designed to preserve primary street frontages and corners of major intersections for a commercial or office uses.
- New residential development should provide pedestrian access via sidewalks, trails and walkways to nearby commercial uses.

Residential Intensity Scales and Visual Character

Residential



7

Campground

Location

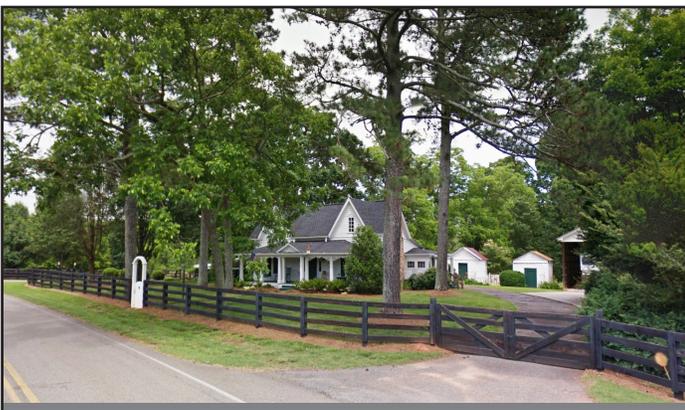
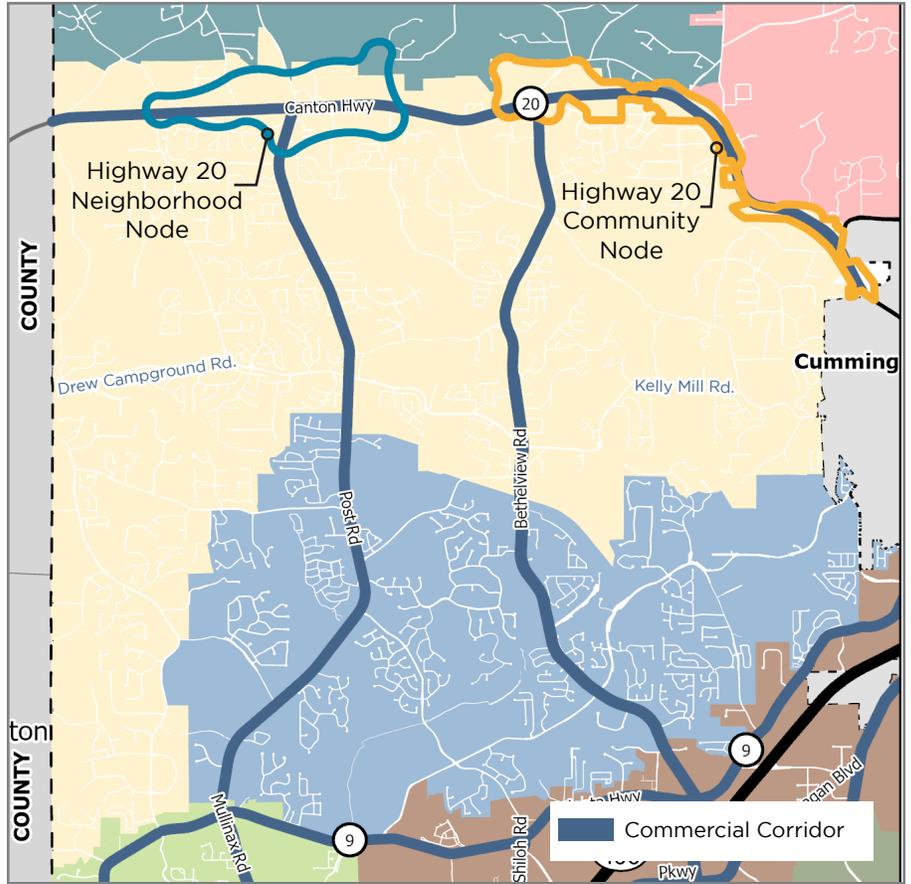
The Campground character area borders the western edge of the County and spans eastward beyond Campground Road, north to SR 20, and south to the McFarland regional node.

Character Today

The Campground character area is a mixture of detached, single-family homes and agricultural land. Commercial uses exist primarily along SR 20 with some sporadic commercial development along Post and Bethelview Roads.

Character Area Goals

- Preserve the rural character of the area.
- Create a business and industry corridor along SR 20.
- Establish a low-intensity mixed-use node on SR 20.
- Encourage lower to medium-intensity residential development.



Future Character

Residential development within Campground should be distinct from smaller lot residential communities in adjacent character areas to the south. Future residential development may use medium-sized lots, and include slightly higher density within the community node between commercial uses, however outside of the nodes new residential areas should remain complementary to the area’s more rural character—to help maintain the scale within the Campground character area. Along SR 20 and especially within the nodes, development can be of a slightly higher intensity than that outside of the nodes, to create pockets of medium intensity commercial, industrial and mixed use development. Outside of the nodes, commercial development should be encouraged along designated corridors, and sparse development outside of the those corridors should be limited. The design and materials of new development should be of a high quality and should enhance the character area.

Appropriate Zoning Classifications

	Ch. Area	Nb Node	Co. Node
Residential			
RES1	✓	✓	
RES2	✓	✓	✓
RES3			✓
RES4			
RES6			
MHP			
Commercial			
NS		✓	✓
UV			
CBD	✓	✓	✓
HB	✓	✓	✓
HC	✓	✓	✓
Office			
BP			
O&I		✓	✓
OR	✓	✓	✓
OCMS			
Industrial			
M1	✓	✓	✓
M2			
MINE			
Agricultural			
A1	✓	✓	✓
AG-RES	✓	✓	✓
Specialty Districts			
MPD		✓	✓
MCD			
MRD	✓*	✓*	✓*

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development’s location.*



Non-residential Design Guidelines and Strategies

- Future commercial development should primarily be located within identified development nodes. Outside of these nodes, commercial uses should be limited to designated commercial corridors
- Non-Residential development outside of the Highway 20 community node should be lower in scale and intensity and reflect the architectural quality of the Campground area.

Highway 20 Neighborhood and Community Nodes

- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Vehicle-related businesses may be appropriate within the Highway 20 community node.
- Open air businesses may be appropriate within the Highway 20 community and neighborhood nodes.

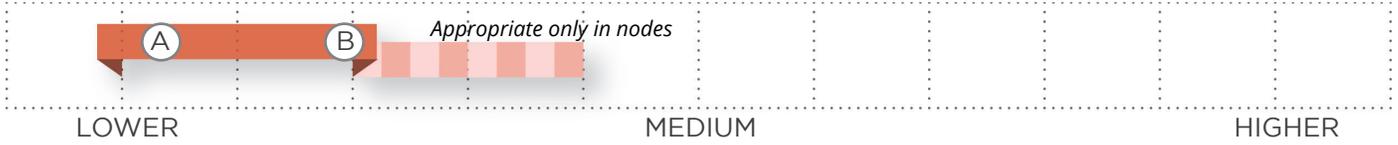
Commercial Corridors

Bethelview Road
Canton Highway/Highway 20
Post Road

- Post Road and Bethelview Road should be sparsely developed and left to agriculture, agritourism, conservation, and very low-density housing.
- Sites should be designed to conform with the natural vegetation, landforms, and topography and to minimize impacts of light and noise.
- Gradual transitions from commercial and mixed use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development or undeveloped, natural land.
- Development along Canton Highway within the Hwy 20 neighborhood node and community node should accommodate appropriate suburban development ranging from one- or two-story buildings that are mostly accessible via car.
- Due to its rural scale, open air businesses are appropriate within the Highway 20 Community and Neighborhood Nodes.
- Vehicle service establishments should be limited to the Highway 20 community node.

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

- Retain low intensity residential community character outside of community and neighborhood nodes.
- Support existing and proposed agricultural activities. This includes appropriate accessory uses such as barns, corrals, grazing areas, stables, wine tasting halls, landscape production facilities and similar structures.
- Encourage farms and equestrian-oriented estates to preserve historic sense of place.

Highway 20 Neighborhood and Community Nodes

- Architectural character should mimic rural Americana in feel and design with some small hints of modern design.
- Multi-family residential units are only permitted in mixed-use developments.

Residential Intensity Scales and Visual Character

Residential

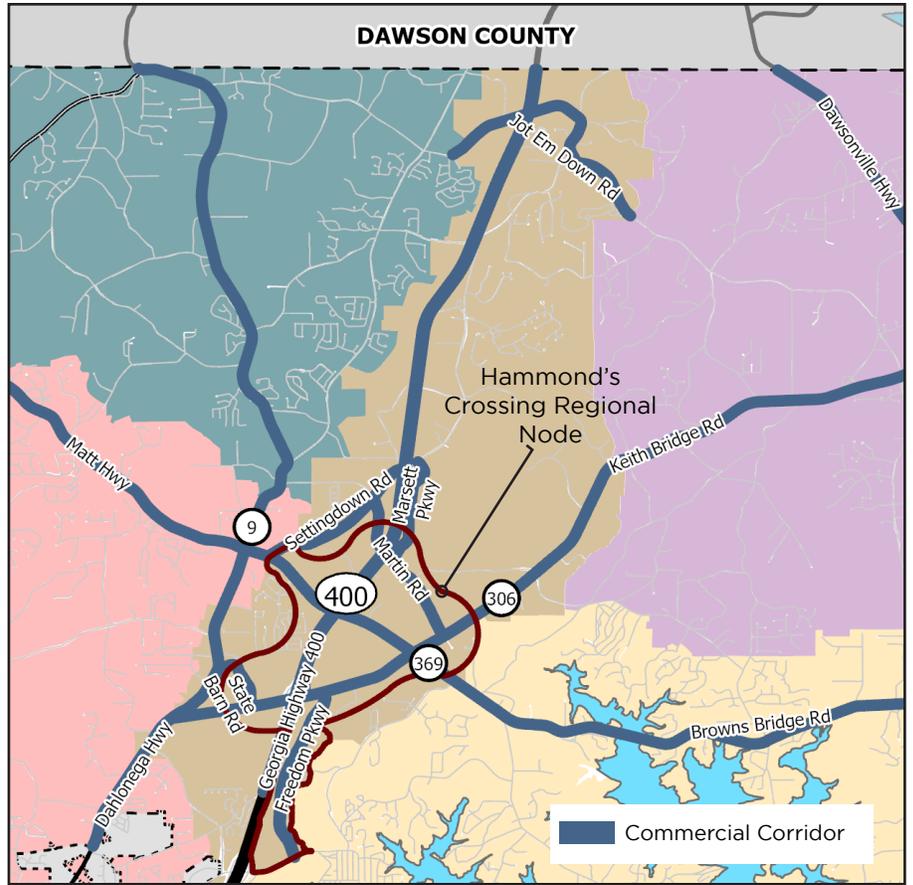


8

North GA 400

Location

The North GA 400 character area runs along both sides of GA 400, from the northern edge of the City of Cumming to the northern border of Forsyth County.

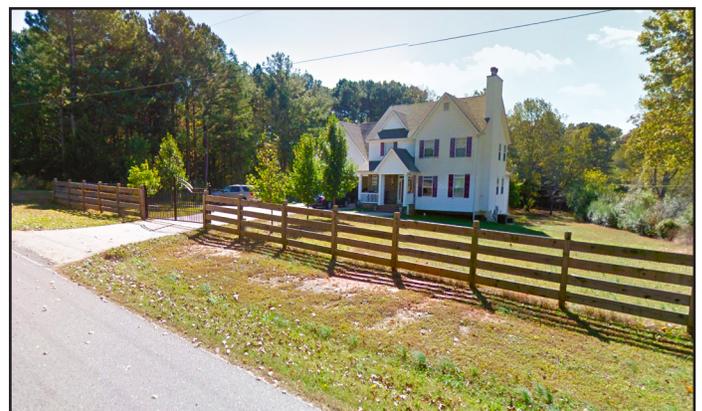


Character Today

The North GA 400 character area is comprised of undeveloped and agricultural land, large-lot residential properties, and commercial developments at major intersections.

Character Area Goals

- Create a mixed-use node with a focus on employment at the crossroads of GA 400 and Highways 369 and 309.
- Leverage GA 400 for business and industry growth.
- Provide higher density housing and mixed use development within the regional node.



Future Character

The North GA 400 character area was identified as an area for a town center scale development that includes higher density residential and mixed use development within the regional node. New development outside of the regional node should remain at a lower intensity with smaller areas of commercial and larger lot residential properties.

Appropriate Zoning Classifications

	Ch. Area	Reg. Node
Residential		
RES1	✓	
RES2	✓	
RES3	✓	✓
RES4		✓
RES6		✓
MHP		
Commercial		
NS	✓	✓
UV	✓	✓
CBD	✓	✓
HB		
HC	✓	✓
Office		
BP	✓	✓
O&I	✓	✓
OR	✓	✓
OCMS		✓
Industrial		
M1	✓	✓
M2	✓	✓
MINE		
Agricultural		
A1	✓	
AG-RES	✓	✓
Specialty Districts		
MPD	✓	✓
MCD	✓	✓
MRD	✓*	✓*

Non-residential Design Guidelines and Strategies

- Shared driveways and inter-parcel connections are required.
- Transitions in development intensity should be designed as development moves from high intensity non-residential and mixed-use developments to residential areas. Where a gradual transition is unlikely to be achieved, buffering between development types through code requirements will be essential.
- Where feasible, new streets and internal streets should follow a gridded pattern of small blocks for a more condensed form of development.
- Amenities such as (but not limited to) seating, public art, fountains and other outdoor landscape elements should be included within each development.
- Buildings should share similar design characteristics to provide repeating patterns, materials and colors to emphasize design integrity.
- Clustering of office and retail uses is encouraged. Also, first floor retail and restaurant uses are desirable for both office and residential developments to promote a mix of uses.
- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Deck parking is to be encouraged over large, surface parking lots.
- Until the Subarea Study and Plan is complete, commercial development should be guided by standards in the Castleberry-Bethelview Crossroads Overlay.

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development's location.*

Hammond's Crossing Regional Node

- Permit up to 6 Stories for Non-Residential and Mixed-use structures.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.
- Support lodging services and meeting facilities to provide further opportunities for visitors to enjoy local amenities.
- Support economic development activities, particularly office development, in an effort to increase and diversify the County's tax base.
- Encourage civic and cultural uses as well as entertainment establishments that will promote community interaction and public open space.
- Encourage site design that limits parking between buildings and public roadways.

Commercial Corridors

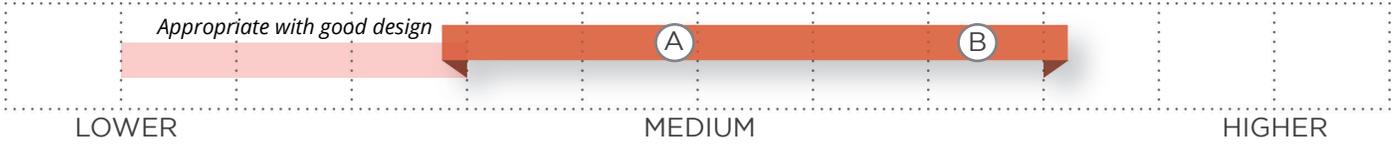
Browns Bridge/SR 369
Freedom Parkway
GA 400
Jot Em Down Road
Keith Bridge Road/SR 306
Marsett Parkway
Martin Road
Settingdown Road
State Barn Road

- Development along Martin Road and Settingdown Road should be designed to fit into the existing character of the area.
- Sites should be designed to minimize impacts of light and noise.
- Sites outside of the regional node should be designed to conform with the natural vegetation, landforms, and topography.
- Light Industrial businesses should be located along corridors adjacent to GA 400 and should be properly screened to maintain the County's natural beauty.
- The Mixed-Use Center District (MCD) and Master Planned District (MPD) districts are appropriate in the character area and the regional node.
- Interior access, multi-story self storage and open storage yards are appropriate in the North GA 400 character area outside of the Hammond's Crossing regional node.
- Vehicle service establishments and new vehicles sales are appropriate within the North GA 400 character area outside of the regional node. Within the regional node, only vehicle service establishments are appropriate.

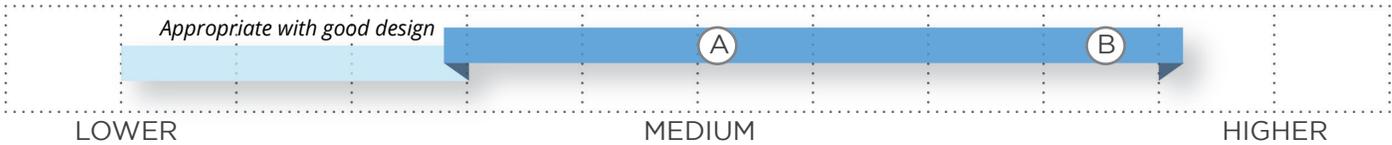


Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design

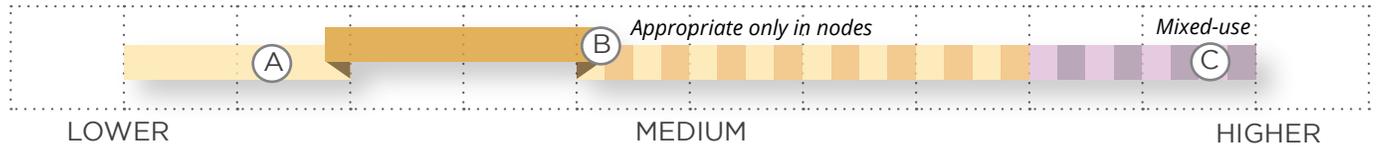
Guidelines and Strategies

- Residential developments must front all adjacent street frontages and all residential units must front either a street or qualifying open space.
 - Rear and alley-loaded residential products are encouraged.
 - Higher intensity detached residential developments are encouraged to utilize shared parking arrangements, where feasible, to reduce impervious surfaces.
 - Accommodate a mix of housing types to allow a variety of options for residents.
- Hammond's Crossing Regional Node*
- Architectural character should use traditional building materials in a contemporary style and aesthetic that is compatible with developments currently in the character area.
 - Permit up to 4 stories for residential development.
 - Residential units (attached and detached) should have shallower setbacks and streetscape amenities that promote a high quality, live-play-work experience that has a defined sense of place.
 - New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood or cementitious siding.
 - Multi-family residential units should primarily be provided in mixed-use developments with an active non-residential use on the ground floor.
 - Single-family developments (attached and detached) should work to preserve primary street frontages and corners for a commercial or office component.
 - New residential development should provide pedestrian access via sidewalks, trails and walkways to nearby commercial uses.



Residential Intensity Scales and Visual Character

Residential

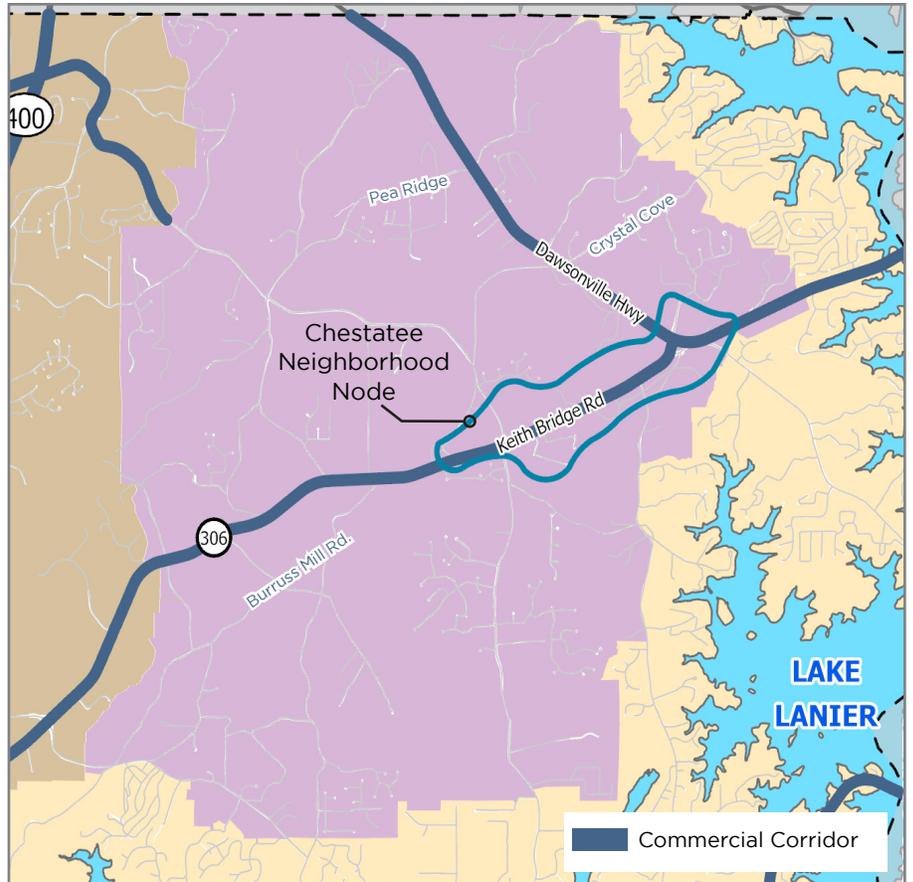


9

Chestatee/ Jot Em Down

Location

The Chestatee/Jot Em Down character area is in the northeastern portion of Forsyth County. This character area encompasses the properties between GA 400 and properties adjacent to the lake.



Character Today

The Chestatee/Jot Em Down character area is largely undeveloped with large tracts of agricultural land, dispersed detached, single-family residences and sporadic commercial development along major corridors and at major intersections.

Character Area Goals

- Preserve the rural character of the area outside of the neighborhood node.
- Encourage low- to medium-intensity residential development near the intersection of Highway 306 and Jot Em Down Road.



Future Character

The Chestatee/Jot Em Down character area's future development should be mostly low-intensity residential with limited commercial and business development at the intersection of Hwy 306 and Jot Em Down Road. New commercial development should be of an appropriate scale for the area and should provide buffers to protect adjacent lower density residential development.

Appropriate Zoning Classifications

	Ch. Area	Nb. Node
Residential		
RES1	✓	
RES2	✓	✓
RES3		✓
RES4		
RES6		
MHP	✓	
Commercial		
NS		
UV		
CBD	✓	✓
HB	✓	✓
HC	✓	✓
Office		
BP		
O&I		✓
OR	✓	✓
OCMS		
Industrial		
M1		✓
M2		
MINE		
Agricultural		
A1	✓	✓
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		
MRD	✓*	✓*

Non-Residential Design Guidelines and Strategies

- Non-Residential development outside of the Chestatee neighborhood node should be lower in scale and intensity.
- CBD, Office, and Industrial development should be concentrated in the neighborhood node, and only permitted outside the node on State Routes 306 or 53, with a concentration in the neighborhood node and at major intersections.

Chestatee Neighborhood Node

- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.

Commercial Corridors

Dawsonville Highway/SR 53
Keith Bridge Road/SR 306

- Jot Em Down and Keith Bridge Road should be sparsely developed, primarily with large-lot residences and scattered commercial areas.
- Compact commercial development, as outlined in the Master Planned District (MPD), may be appropriate within the Chestatee Neighborhood Node at the intersection of Keith Bridge Road and Dawsonville Highway.
- Any commercial development should be located within the Chestatee neighborhood node.
- Sites should be designed to conform with the natural vegetation, landforms, and topography.

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development's location.*

- Sites should be designed to minimize impacts of light and noise.
- Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.
- Vehicle service establishments are appropriate within the Chestatee neighborhood node.
- Interior access and exterior access self-storage as well as open storage yards are appropriate within the Chestatee/Jot Em Down character area outside of the Chestatee neighborhood node.

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Guidelines and Strategies

- Retain low intensity residential community character outside of the neighborhood node.
- Support existing and proposed agricultural activities. This includes appropriate accessory uses such as barns, corrals, grazing areas, stables, wine tasting halls, landscape production facilities and similar structures.
- Encourage farms and equestrian-oriented estates to preserve historic sense of place.

Chestatee Neighborhood Node

- Multi-family residential units are only permitted in mixed-use developments.
- All ground floor residential units and detached or attached single-family residential units must have a stoop or porch with direct sidewalk access and visible frontage to the primary street.

Residential Intensity Scales and Visual Character

Residential

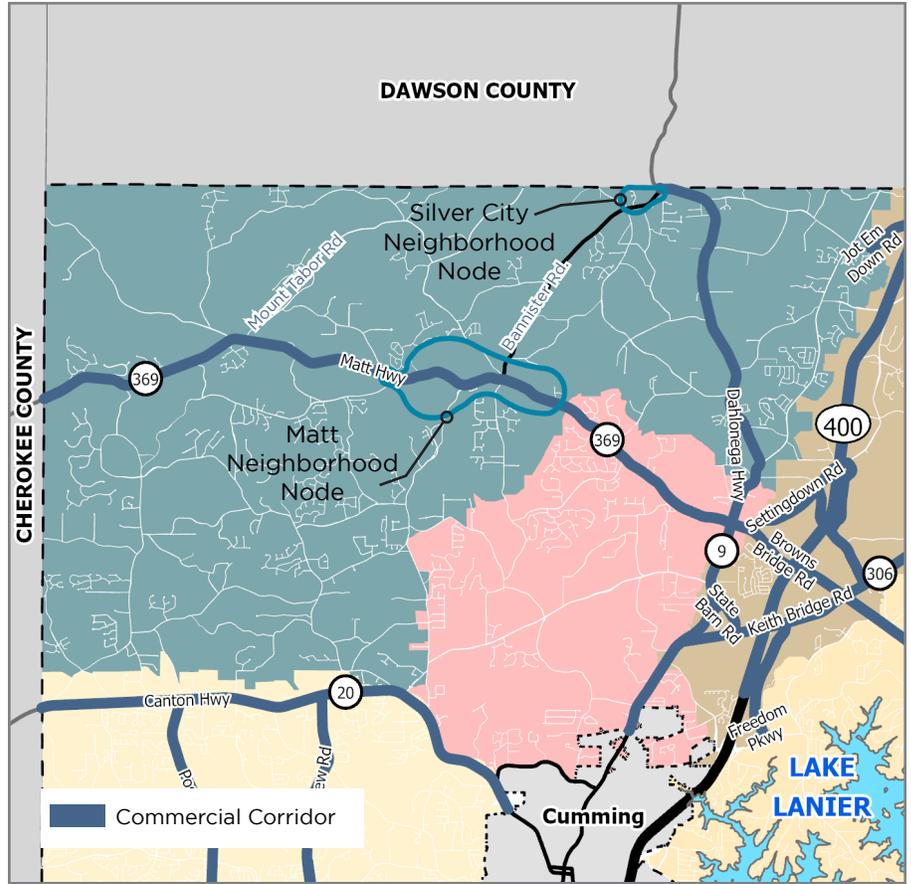


10

ETOWAH

Location

The Etowah character area covers the majority of the northwestern corner of Forsyth County.



Character Today

This character area is largely undeveloped or agricultural land with some new and existing single-family subdivisions. Residential development in this character area today is a mix of non-subdivision homes and new neighborhoods - both with single family large lot development.

Character Area Goals

- Preserve the rural character of the area.
- Create a business and industry node on Highway 369.
- Encourage low- to medium-intensity residential development.
- Encourage gradual transitions between intensities of development to protect the character.



Future Character

The Etowah character area’s rural qualities should be preserved in the future. Future residential development should maintain the low intensity scale of the area through larger lots. New commercial development should be concentrated at the major intersections and within the neighborhood node along Matt Highway. New development should provide gradual transitions between commercial and residential uses so that neighborhoods are protected. Within the neighborhood node, medium intensity residential and small scale mixed use is appropriate and walkability within those developments should be encouraged.

Appropriate Zoning Classifications

	Ch. Area	Nb. Node
Residential		
RES1	✓	
RES2	✓	✓
RES3		✓
RES4		
RES6		
MHP	✓	
Commercial		
NS		✓
UV		
CBD	✓	✓
HB	✓	✓
HC	✓	✓
Office		
BP		
O&I		✓
OR	✓	✓
OCMS		
Industrial		
M1	✓	✓
M2		
MINE	✓	
Agricultural		
A1	✓	✓
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		
MRD	✓*	✓*

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development’s location.*

Non-residential Design Guidelines and Strategies

- Future commercial development should primarily be located within the neighborhood node or within the Coal Mountain Overlay. Outside of these areas, commercial uses should be limited to designated commercial corridors and major intersections.
- Non-Residential development outside of the Matt and Silver City neighborhood nodes should be lower in scale and intensity.

Matt and Silver City Neighborhood Nodes

- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development in areas that are likely to undergo renovation or potential demolition in the long-range planning period.

Commercial Corridors

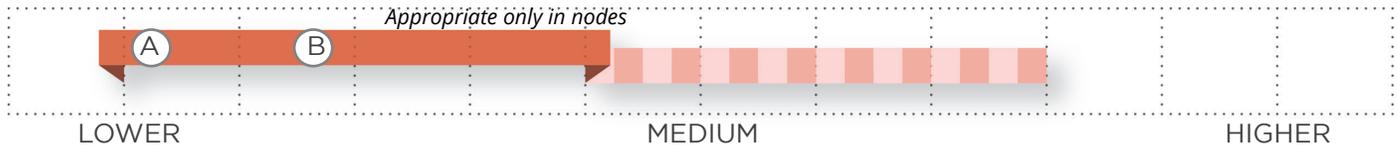
Dahlonega Highway/SR 9
Matt Highway/SR 369

- State Route 369/Matt Highway and Dahlonega Highway/State Route 9 (outside of neighborhood nodes) should be left undeveloped, or left to agriculture, agritourism, conservation, or should be sparsely developed, primarily with large-lot residences and scattered low intensity commercial areas.
- Small neighborhood commercial development should be located along the commercial corridors within the Matt neighborhood node and the Silver City neighborhood node. This could include medium density mixed-use within the Matt node.
- Sites outside of nodes should be designed to conform with the natural vegetation, landforms, and topography.
- Sites should be designed to minimize impacts of light and noise.
- Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.
- Vehicle service establishments are appropriate only within the Matt neighborhood node.
- Open air businesses are appropriate within the Etowah character area outside of the neighborhood node.



Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

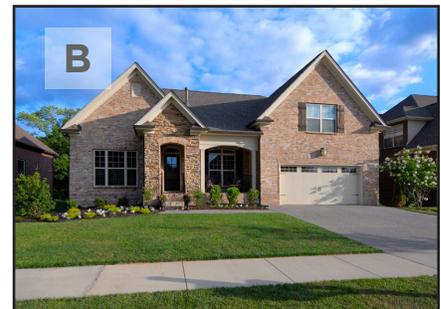
- Retain low intensity residential community character.
- Support existing and proposed agricultural activities. This includes appropriate accessory uses such as barns, corrals, grazing areas, stables, wine tasting halls, landscape production facilities and similar structures.
- Encourage farms and equestrian-oriented estates to preserve historic sense of place.

Matt and Silver City Neighborhood Nodes

- Multi-family residential units are only permitted in mixed-use developments.
- Walkability within the nodes should be encouraged by providing sidewalk, trail, and path connections to services and amenities.

Residential Intensity Scales and Visual Character

Residential

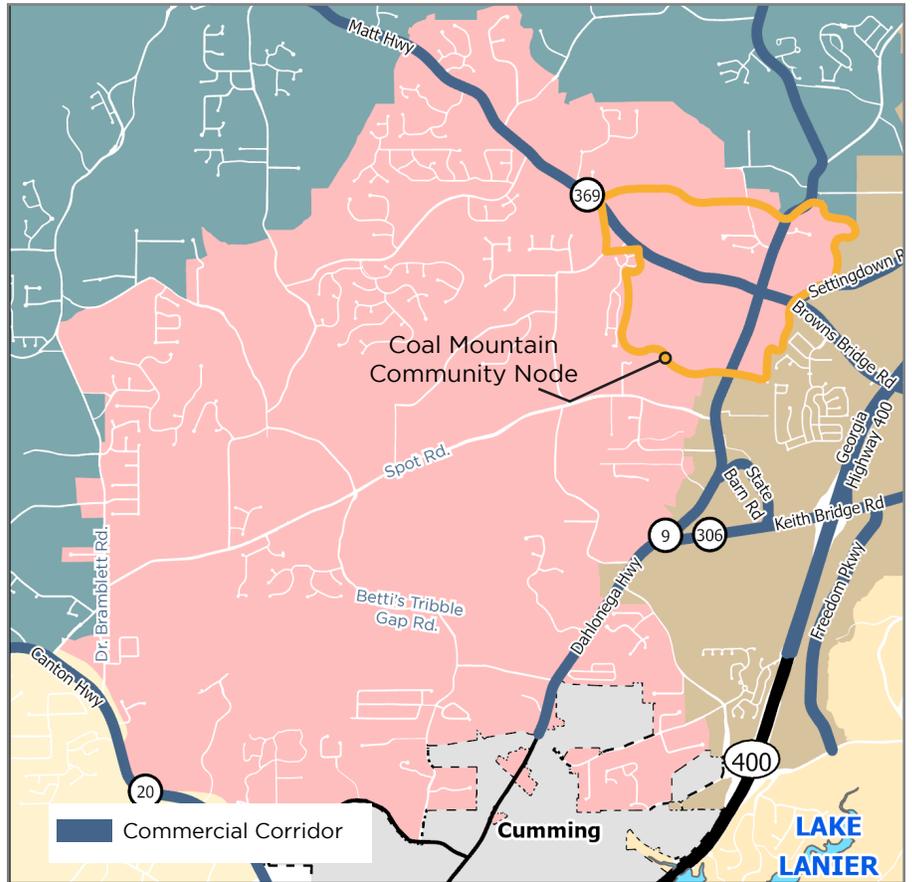


11

Sawnee Mountain

Location

The Sawnee Mountain character area includes Sawnee Mountain and the area westward to Dr. Bramblett Road and eastward to Dahlonega Highway.



Character Today

The southern portion of the Sawnee Mountain character area is mostly park and agricultural land. The northern portion is more developed with single family residences and pockets of commercial development along major corridors and at major intersections.

Character Area Goals

- Preserve the natural features around Sawnee Mountain.
- Create a community node along Highway 369.
- Encourage low-intensity residential development outside of the node north of Sawnee Mountain.



Future Character

The Sawnee Mountain character area is an important natural and cultural node for Forsyth County. The area should be preserved while encouraging commercial development in a medium intensity scale primarily in the northern part of the character area. Residential developments without a commercial component should be less intense and use high-quality design and preservation strategies.

Appropriate Zoning Classifications

	Ch. Area	Co. Node
Residential		
RES1	✓	
RES2	✓	
RES3		✓
RES4		
RES6		
MHP		
Commercial		
NS		
UV		
CBD	✓	✓
HB	✓	
HC	✓	✓
Office		
BP		
O&I		✓
OR	✓	✓
OCMS		
Industrial		
M1	✓	✓
M2	✓	
MINE	✓	
Agricultural		
A1	✓	✓
AG-RES	✓	✓
Specialty Districts		
MPD		✓
MCD		
MRD	✓*	✓*

Non-residential Design Guidelines and Strategies

- Future commercial development should primarily be located within identified development nodes or within the Coal Mountain Overlay. Outside of these areas, commercial uses should be limited to designated commercial corridors. Commercial uses along commercial corridors should be located at or adjacent to major intersections or adjacent to other commercial uses and where infrastructure is in place to accommodate higher intensity uses.
- Non-Residential development outside of the Coal Mountain community node should be lower in scale and intensity and reflect the architectural quality of the Sawnee Mountain area.

**Residential development within the MRD zoning district shall be capped at the maximum allowable density permitted by the most intense residential district, as noted above for either the character area or node depending on the development's location.*



Coal Mountain Community Node

- Architectural design should mimic contemporary mountain village character with the usage of high quality building materials.
- Buildings should be oriented close to the roadway with streetscape amenities for promotion of a high quality, live-play-work experience that has a defined sense of place.
- Encourage retrofitting existing commercial and retail strip development where appropriate in areas that are likely to undergo renovation or potential demolition in the long-range planning period.

Commercial Corridors

Dahlonega Highway/SR 9
Matt Highway/SR 369

- Development along Dahlonega Highway/State Route 9 should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.
- Development along Matt Highway and Dahlonega Highway/State Route 9 within the Coal Mountain community node should support a more intense and active environment, including 1-3 story buildings with accommodations for bicyclists and pedestrians.
- Development should be designed to fit into the existing character of the area.
- Sites should be designed to minimize impacts of light and noise.
- Sites outside of the Coal Mountain community node should be designed to conform with the natural vegetation, landforms, and topography.
- Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.
- Open air businesses are appropriate within the Sawnee Mountain character area.
- Vehicle service establishments are appropriate with the Coal Mountain community node.

Non-Residential Intensity Scales and Visual Character

Commercial and Town Center



Office and Industry



Residential Design Guidelines and Strategies

- New residential development should use a variety of techniques to avoid the monotonous appearance of identical homes. In addition, building materials shall be of high quality such as brick, stone, wood, or cementitious siding.
- Retain low intensity residential community character.
- Support existing and proposed agricultural activities. This includes appropriate accessory uses such as barns, corrals, grazing areas, stables, wine tasting halls, landscape production facilities and similar structures.

Coal Mountain Community Node

- Multi-family residential units are only permitted in mixed-use developments.

Residential Intensity Scales and Visual Character

Residential



4.4 Compatible Uses

Throughout the Foster Forsyth 2022 Comprehensive Plan update process, County staff and residents raised concerns related to specific uses for storage and vehicles. The following tables provide guidance on appropriate locations for these uses within character areas and nodes based on community input. This guidance assumes that all other standards within the Forsyth County Unified Development Code are met. **Table 4** summarizes locations where vehicle uses should be permitted. **Table 5** summarizes locations where storage uses should be permitted.

As a part of the Community Work Program, the County intends to further evaluate appropriate locations for each vehicular and storage use.

Table 4. Vehicle-related Uses

	Vehicle service establishment	Vehicle sales, new
McFarland		
McFarland/Shiloh Road Regional Node	✓	✓
GA 400 South		✓
Within South GA 400/Highway 141 Regional Node		
Big Creek		
Within Peachtree Parkway Community Node		
Haw Creek & Daves Creek		
Within Haw Creek Community Node		
Lanier		
Within Lake Lanier/Mary Alice Park Community Node	✓	
Vickery Creek		
Within Castleberry/Bethelview Community Node	✓	
Campground		
Within Highway 20 Community Node	✓	
Within Highway 20 Neighborhood Node		
North GA 400	✓	✓
Within Hammond’s Crossing Regional Node	✓	
Chestatee/Jot Em Down		
Within Chestatee Neighborhood Node	✓	
Sawnee Mountain		
Within Coal Mountain Community Node	✓	
Etowah		
Within Matt Neighborhood Node	✓	
Within Silver City Neighborhood Node		



Table 5. Storage Uses

	Self storage, interior access, multi-story	Self storage, exterior access, 1-2 stories	Open storage yard	Open air business
McFarland				
McFarland/Shiloh Road Regional Node	✓	✓	✓	
GA 400 South	✓			
Within South GA 400/Highway 141 Regional Node				
Big Creek				
Within Peachtree Parkway Community Node				
Haw Creek & Daves Creek				
Within Haw Creek Community Node				
Lanier		✓	✓	✓
Within Lake Lanier/Mary Alice Park Community Node	✓			
Vickery Creek				✓
Within Castleberry/Bethelview Community Node				
Campground				
Within Highway 20 Community Node				✓
Within Highway 20 Neighborhood Node				✓
North GA 400	✓		✓	
Within Hammond's Crossing Regional Node				
Chestatee/Jot Em Down	✓	✓	✓	
Within Chestatee Neighborhood Node				
Sawnee Mountain				✓
Within Coal Mountain Community Node				
Etowah				✓
Within Matt Neighborhood Node				
Within Silver City Neighborhood Node				

Section 5

Implementing Our Vision

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5.1 Overview

Implementing the vision for Forsyth County's future growth and development will require a multi-faceted effort. This chapter identifies the strategies for advancing the community vision and goals. The implementation strategies are organized by goal areas, starting with quality of life, then addressing community character and jobs, followed by mobility and infrastructure, and ending with green space.



Figure 5. Overarching Goals



5.2 Quality of Life



Continue to invest in quality schools, parks, and access to amenities, as well as protect natural and cultural resources.

Priorities

Manage Traffic Congestion, Safety, and Access on Major Roads

GA 400 is Forsyth County's most significant transportation corridor and is the primary conduit for longer trips south to North Fulton and points beyond. GA 400 and other major roads, such as McGinnis Ferry Road and Ronald Reagan Boulevard, experience heavy traffic congestion, particularly during peak morning and evening periods. Transportation investments to address congestion, safety, and access issues will improve the daily lives of Forsyth County residents.

Expand Broadband Access

Forsyth County is well-served in terms of how the state of Georgia defines broadband coverage, as identified in **Appendix C, Inventory and Assessment Report**. Nevertheless, it is a priority to ensure that homes and businesses have access to reliable and fast Internet services to stay competitive and attract industries. Increased state emphasis on supporting broadband infrastructure provides an opportunity for Forsyth to build upon its existing strengths in this area.

Promote Sustainable Development

As awareness of and concern for the natural environment grows, and sustainable practices become both more desirable and affordable, Forsyth County will continue to evaluate its approach to development. Strategies to investigate include promotion of green building approaches, such as rooftop solar panels, energy-efficient construction, and retrofitting of existing buildings for energy enhancements. Both the health and comfort of households depends on the ability to heat air and water. Forsyth County can explore the possibility of promoting renewable energy technology in the service of these activities. As electric vehicles (EVs) become increasingly attractive to consumers, the County can also identify opportunities to promote installation of charging stations for vehicles.



Example of EV Charging Station

Related Plans & Ongoing Initiatives

Parks and Recreation Master Plan

Throughout the Foster Forsyth plan update process, residents cited parks and natural resources as reasons why they enjoy living in Forsyth County. Ongoing Implementation of the County's 2016 – 2026 Parks and Recreation Master Plan will continue to enhance existing facilities and drive investment for new parks and recreation spaces as well as activities.

5.3 Community Character



As new growth and development occur, maintain character, particularly in the most rural sections of the County, while establishing a high standard for quality design in private developments, streetscapes, and other initiatives.

Priorities

Facilitate High-Quality Development

High-quality development was a commonly discussed topic among Foster Forsyth Steering Committee members and the general public. The County is continually working to successfully administer its overlay districts, design standards, and other policies to promote high-quality development. Designing buildings and site layouts to be both functional and aesthetically-pleasing will deliver a return on investment and help the County with attracting new residents, businesses, and tourists.

Throughout the 2022 plan update process, the County worked closely with the Steering Committee to determine appropriate locations for vehicle-related businesses and storage-related uses. Small area studies conducted over the next five years will build on this effort to ensure that the County's character areas and nodes are able to accommodate different needs to promote good business and also maintain a quality place to live.

Create Strategies for Commercial Corridors

Enhanced commercial corridor policies are being introduced in this update of the Foster Forsyth Comprehensive Plan. The purpose of these policies is to provide additional guidance for designated commercial corridors. As introduced in Chapter 3, the Commercial Corridor Policies guide the scale, look, and feel of new development, remaining consistent with surroundings and reinforcing node as well as character area goals and policies.

Attract Cultural and Entertainment Destinations

Forsyth County's rapid population growth has not been accompanied by commensurate growth in cultural, entertainment, and dining options that serve the local community and attract visitor spending. The hotel occupancy tax already funds tourism marketing programs administered by the Chamber of Commerce, and the County should work more directly with the Chamber to increase and enhance opportunities for visitors to enjoy Forsyth County. At the same time, the County should pursue opportunities to support and encourage more locally owned or unique shopping and dining opportunities.

Related Plans & Ongoing Initiatives

Zoning District Implementation

The Forsyth County Board of Commissioners adopted new specialty zoning districts in November 2021. Chapter 4 provides the implementation guidance for the Master Planned District, Mixed Residential District, and Mixed-Use Center District.



5.4 Job Opportunities



Attract job opportunities that create a better match between the County's workforce and nearby employment opportunities. By attracting more employers to the County, the tax base will become better balanced and more sustainable.

Priorities

Continue diversifying the tax base

Forsyth County continues to expand and diversify its land uses and establish policies to accommodate more jobs. Much work has been implemented since 2017 to advance the goal of diversifying the tax base. This strategic economic growth is an ongoing priority for the next five years. Increasing employment, and therefore the amount of commercial property within the County, will help offset the burden on homeowners while creating opportunities for residents to work and seek services closer to home.

Foster Technology Industry Growth

Fostering the County's existing and emerging business ecosystems—such as technology companies in the south part of the County can help to focus development in areas that are poised to leverage existing infrastructure and other assets. Forsyth County is positioned to continue seeing technological innovation as it invests in Research and Development and partnerships with local higher education institutions including Lanier Technical College and the University of North Georgia.



Related Plans & Ongoing Initiatives

Economic Development Strategic Plan

The Economic Development Strategic Plan is a product of collaboration among Forsyth County Board of Commissioners, the Development Authority of Forsyth County, and the Forsyth County Chamber of Commerce known collectively as the Forsyth County Partnership. These entities work together to identify target industry sectors and formulate strategies for making the County more marketable. Some of the big ideas it recommends are investing in emerging technologies and e-commerce, attracting corporate headquarters, building a hotel and conference center, and developing a mixed-use job center in North Forsyth that includes a medical anchor.

5.5 Mobility



Make getting around Forsyth County easier by improving existing roadways and connectivity, adding opportunities for walking and bicycling, and advancing opportunities for transit and new transportation technologies to serve the long-term transportation needs of residents and businesses.

Priorities

As New Development Occurs, Encourage Strategic Connections to Other Developments, Trails, and Roadways

The County should explore updating its Unified Development Code and related regulations to require better connectivity, including multiple points of entrance/exit to new communities; the provision of roadway “stubs” that will connect to future development; and the construction of sidewalks and trails that connect to neighboring land uses. As the proposed development nodes continue to develop (see **Chapter 4**), there will be a need to ensure that these centers of activity are well served by an interconnected system of roadways, sidewalks, and trails. Multi-modal connectivity should not only exist within the node, but also extend beyond and between other developing nodes that incorporate jobs, shopping, and higher residential densities. In some cases, this could mean upgrading collector roads to the functionality of an arterial and including multi-use pathways within these corridors.

Improve Bike and Pedestrian Connectivity within the County

Forsyth community members expressed an interest in more active transportation connections between neighborhoods, particularly those communities near the Big Creek Greenway. It is important that Forsyth County works with neighboring jurisdictions to expand the system of trails and sidewalks that connect Forsyth to other regional destinations.

McFarland Livable Centers Initiative

Forsyth County is preparing to study the feasibility of a Bus Rapid Transit (BRT) extension along State Route 400. In conjunction with the Atlanta Regional Commission, the County will evaluate potential route alignments, station locations, parking concepts, and station concepts.

Related Plans & Ongoing Initiatives

Forsyth Transportation Plan Update

The Forsyth Transportation Plan (FTP) was last updated in 2018 and is slated to undergo an update beginning in 2022. By reference, the FTP serves as the transportation element of the Comprehensive Plan. Top goals include congestion reduction, safety and security, economic growth and freight movement, non-motorized mobility, and environmental sustainability. The FTP also incorporated an update to the Bicycle and Pedestrian Walkways Plan, as highlighted in Appendix C. The FTP guides short-term and long-term transportation project prioritization and funding and alignment of the upcoming FTP update with the Comprehensive Plan will be important to furthering well-managed growth.

Link Forsyth: Public Transportation Plan

Link Forsyth seeks to enhance Forsyth County’s overall quality of life by improving local multi-mobility and accessibility for all people by developing a public transportation system that serves residents, employees, and visitors. Priorities identified in the plan include catering to seniors and people with disabilities, providing regional commuting options to destinations throughout the region, and improving access to specialized services outside the boundaries of the county.



5.6 Infrastructure



Ensure water, sewer, and transportation infrastructure plans and programmed investments further our community's future development vision and keeps pace with community needs.

Priorities

Align Sewer Expansion Plans with the Economic Development Strategy

Investments in major infrastructure, such as sewer systems, allow local jurisdictions to provide essential services to residents and businesses, as well as shape the capacity and direction for future growth. Once an investment has been made, it carries with it financial burdens that must be met, often requiring additional revenue from new development. This interrelationship between infrastructure investment and development means plans must be coordinated, reviewed, and reevaluated to ensure alignment and balanced decision-making.

As the County and Chamber work to bring new businesses to Forsyth County, it makes financial sense to market sites for development in areas where the County's infrastructure is positioned to accommodate it. Regular meetings between the Forsyth County Water and Sewer Department and the Building and Economic Development Department are recommended to ensure that each entity is working in tandem with the other. When it comes to long-range planning, cross-department collaboration is even more necessary to ensure that each department's plans are compatible.

Use Development Management Tools to Manage the Pace of Development and Ensure that Development Impacts are Addressed Fairly

Input received at Foster Forsyth public meetings included concerns that Forsyth's population growth has outpaced the provision and maintenance of infrastructure. Growth management is a high priority, given that the population will expect a certain level of service or else potentially leave the County. It is imperative that Forsyth County adopt land use policies, such as concurrency policies or moratoriums, that allow for infrastructure investments (such as water, sewer, transportation, and schools) to be made prior to development.



Lake Lanier

Strategic Steps Forward

One of the county's existing strengths is its robust collection of development data. This valuable information can be consolidated and transformed into a visually appealing, accessible format via dashboarding. Benefits of this method of data visualization include:

- Enhanced ability to identify trends and additional insights from the data collected.
- Time savings and improved decision-making capabilities, increasing confidence in the fiscal responsibility and efficacy of government leadership.
- Increased transparency, allowing the public to engage with data in a way that empowers residents and other stakeholders.

Related Plans & Ongoing Initiatives

With an infusion of federal funding for infrastructure through the American Rescue Plan Act during the COVID-19 pandemic, Forsyth County is planning to implement some transformative projects, detailed below. These projects are based on years of planning and collaboration among internal Forsyth County departments as well as external partners. With the help of federal and state infrastructure grants, these projects will soon come to fruition.

Water Supply Reuse Project

In 2022, the Georgia Governor's Office of Planning and Budget announced local government awardees of the State Fiscal Recovery Fund's Water and Wastewater grant pool, and Forsyth County was among the list of communities selected. Forsyth County Department of Water and Sewer applied for 32.6 million dollars to construct a pipeline and pump station to return treated wastewater to Lake Lanier. This "indirect potable reuse" is a strategy that the Metropolitan North Georgia Water Planning District ("the Metro District") identified as a critical component of securing long-term water supply. While the need for "made inflows" has long been clear to the state and to the Metro District, certain policies of the U.S. Army Corps of Engineers impeded their development. The Corps recently changed this policy at Allatoona Lake, ensuring that "made inflows" to that reservoir will be "credited" to water supply users. As the state presses the case for this change to be made at Lake Lanier, it is more important than ever for Forsyth County to demonstrate that this new incentive will have the desired effect of producing new water supplies, as projected.

Sewer Expansions to Incentivize Non-Residential Development

The Forsyth County Board of Commissioners adopted a new ordinance in February 2022 that sets forth parameters for sewer expansions in target areas (referred to as "nodes," but not to be confused with the nodes on the official Community Character Map). With its share of Local Fiscal Recovery Funds from the American Rescue Plan, Forsyth County is expanding sewer to new areas of the County. The ordinance sets up a concurrency requirement that prioritizes provision of sewer service to non-residential users. In other words, the sewer service will be exclusively offered to non-residential users until certain thresholds as set by the ordinance per node are met, at which point residential users can also tie on to the public sewer system. This Sewer Expansion Incentive Project is a great example of how local governments use policy to achieve multi-faceted goals for land use, infrastructure, and economic development.



5.7 Greenspace



Protect our cornerstone greenspaces—Sawnee Mountain Preserve, public areas surrounding Lake Lanier including the Chattahoochee River National Recreation Area, parks, and rivers and streams—while furthering site-sensitive design that respects the environment and incorporates meaningful open space.

Priorities

Protect Key Environmental Assets through Land Use Policies, Programs, and Conservation Investments

The County’s environment and greenspace are keys to maintaining Forsyth’s sense of place. Sawnee Mountain Preserve, the Chattahoochee National Recreation Area, and Lake Lanier are a few of the environmental assets that make Forsyth unique, in addition to beautiful wetlands and forest lands. Forsyth County may be able to leverage public grant funds from state and federal programs, such as the USDA Natural Resources Conservation Service, to protect these resources. There is also an opportunity to work collaboratively with private landowners through conservation incentive programs. The County may also look to other long-term strategies for preserving land, which may be implemented through a land trust or a transfer of development rights program. Further research is needed to understand if these land management techniques are appropriate and feasible.

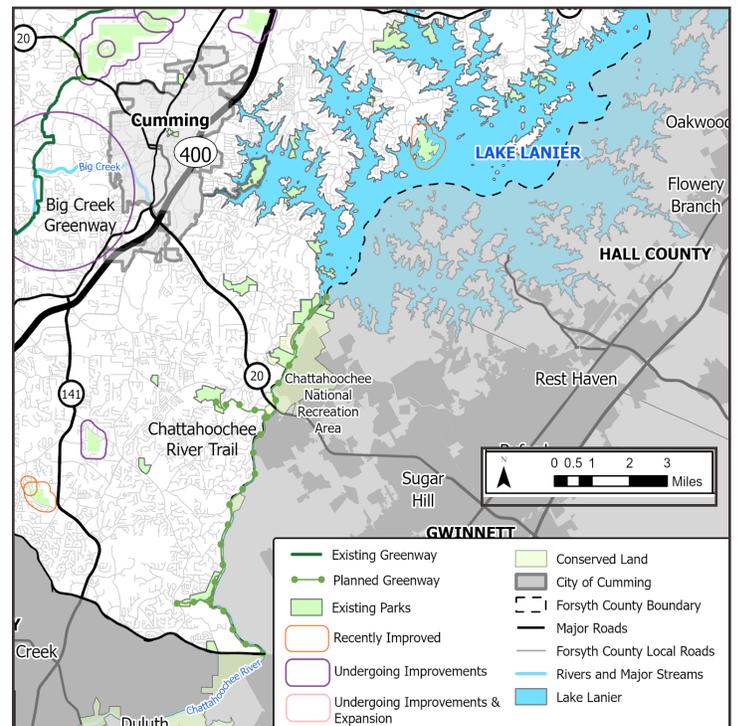
Encourage Developers to Build Pocket Parks and Incorporate Accessible Open Space

Accessible open spaces, often in the form of small pocket parks, enhance property values and improve the quality of life for nearby residents. Public open spaces allow for community gathering and contribute to a strong public realm. When possible, the County should work with developers to provide neighborhood parks or greenway connections. To accomplish this, the County plans to evaluate its open space requirements to ensure that open space targets are met.

Related Plans & Ongoing Initiatives

The Chattahoochee River National Recreation Area contains an extensive network of pedestrian and mixed-use trails totaling nearly 65 miles. The trails lack connectivity to other nearby systems, often contribute to erosion and its negative effects, and traverse difficult terrain, making them costly to maintain. Acknowledging these issues, the National Parks Service began developing a **Comprehensive Trails Management Plan/Environmental Assessment**. Forsyth County can leverage funding, implementation, and partner opportunities that will likely result from this plan to better connect Forsyth County residents and visitors to the Chattahoochee River.

Map 10. Location of Chattahoochee National Recreation Area



Section 6

Action Plan

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6.1 Introduction

This chapter lays out the action plan for achieving the community's vision and goals for the future through additional studies, actions, ordinance work, policies, and other activities with a focus on the five-year Community Work Program (CWP).

Overview of Actions & Policies

Section 6.2 introduces planning-specific action items and general policies by goal. Each action links back to one or more short-term priorities, introduced in Chapter 5, Implementing Our Vision. Priorities are reintroduced in this section to show the direct tie-in to the action plan.

- Actions are listed first for each goal. When appropriate, Section 6.3, Actions and Policies, also provides more details on action items and provides some limited items for long-term consideration. Actions beyond the next five years will be best addressed in the next update to the plan. At a minimum, the County is required to update the Comprehensive Plan every five years under state law.
- Policies are listed second for each goal. Policies seek to guide and direct implementation of the community vision as well as address community-identified issues and opportunities. Policies are those items that do not require a specific action nor finite start and finish but, rather, rely on consistent day-to-day actions. The policies identified reflect a combination of salient policies carried over from the 2017 Comprehensive Plan along with new policies identified during Foster Forsyth 2022.

Prior to introducing goal-specific actions and policies, there are some overarching next steps and policies that are introduced. These items will be necessary to ensure the plan is implemented, regularly monitored, and compatible with regional efforts.

Overview of Community Work Program (2023 - 2027)

Section 6.3 provides the formal five-year Community Work Program in table format as required by the Georgia DCA. The Community Work Program is organized to facilitate community review and understanding of the program.

Planning action items that do not require a capital investment are organized by implementation year and are documented in Table 6. These actions align with the lists introduced in Section 6.2, Actions and Policies. These include actions or initiatives that do not result in a physical structure or improvement, such as amendments to the Unified Development Code or completion of subarea or subtopic plans.

Table 7 documents all capital improvement projects. This list addresses investment in public facilities, including parks, public safety, and water, sewer, and transportation infrastructure.

The CWP identifies the following for each action:

- Timeframe for carrying out the action, initiative, or program
- Responsible party for achieving the action item
- Funding course
- Estimated staff hours
- Estimated cost
- Impact fee percent of eligibility (for Table 7 capital improvement projects only)

Report of Accomplishments

The Report of Accomplishments from the 2017-2021 Community Work Program is included in **Appendix A**.



6.2 Actions and Policies

General Overarching Policies

- Follow the Community Work Program as laid out in Comprehensive Plan 2023 - 2027.
- Continue to seek opportunities to share services, facilities, and information with neighboring jurisdictions when mutually beneficial.
- Continue to engage the City of Cumming concerning planning and economic development initiatives as well as funding opportunities for identified projects.
- Explore cost saving possibilities with the City of Cumming and other jurisdictions, which may include consideration of consolidated services in the long-range planning period.
- Continue to work jointly with neighboring jurisdictions on developing solutions for shared regional issues such as water resources, growth management, alternative transportation, watershed protection, and the provision of services.
- Continue to pursue joint processes for collaborative planning and decision making with neighboring jurisdictions.
- Work together to achieve community objectives and promote community involvement in future County improvement efforts.
- Maintain regular coordination between the Planning and Community Development Department and the Water and Sewer Department regarding new development and adjustments to the Community Character Map.
- Continue to think and act regionally, especially in terms of water, land use, transportation, and housing, understanding that these reach beyond local government borders.

Forsyth County will promote responsible use of our natural assets and green space while advancing a balanced growth management strategy that strengthens and sustains quality of life for everyone.

Vision Statement Introduced in Chapter 3, Vision for Fostering our Future



Groundbreaking for Forsyth County Fire Station 6

Quality of Life Actions & Policies

PRIORITIES

1. Manage traffic congestion, safety, and access on major roads.
2. Expand broadband access.
3. Promote sustainable development.



Actions

1. Complete update to and implement Forsyth County Comprehensive Transportation Plan.
2. Review access management regulations in Unified Development Code to determine if improvements may be needed.
3. Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).
4. Provide staff support to implement the goals and objectives of the Comprehensive Plan.
5. Complete review and assessment of aging in place/accessibility standards and address potential code modifications.
6. Evaluate zoning districts to allow for housing to support disabled population needs, and revise Unified Development Code if necessary.
7. Investigate opportunities to promote green building approaches, such as rooftop solar panels, energy efficient construction, and retrofitting existing buildings for energy enhancements.
8. Explore opportunities to promote renewable energy technology for heating of air and water.
9. Explore opportunities to promote installation of electric charging stations for vehicles.
10. Conduct annual review of Capital Improvements Element in keeping with Impact Fee Program requirements.

Policies

- Support the use and development of environmentally sustainable building and landscape practices to reduce energy and water needs.
- Provide educational tools and resources for the community to increase water conservation.
- Adequately address drought conditions through conservation measures and public education for indoor and outdoor water use.
- Support cultural resource preservation education, related to both architectural and landscape resources, in order to promote preservation choices for property owners.
- Continue to invest in accessible parks, open space, recreational facilities, and public gathering places to enhance the quality of life.
- Require that quality housing be constructed and properly maintained.
- Encourage development of housing options that enable residents to live close to their places of employment.



Community Character Actions & Policies

PRIORITIES

1. Facilitate high-quality development.
2. Create strategy for commercial corridors.
3. Attract cultural and entertainment destinations.



Actions

1. Update Comprehensive Plan: Update Needs and Opportunities Element and Land Use Element. Add revised Community Work Program and new Broadband Services Element.
2. Complete corridor study for Ronald Reagan Parkway to establish vision and action items to accommodate corridor goals.
3. Refine preferred locations for vehicular uses within County's land use policy.
4. Refine preferred locations for storage facilities within County's land use policy.
5. Complete an evaluation of gateway branding opportunities. Include a strategy and implementation plan.
6. Consider County-wide tourism strategy to include branding, marketing, and funding; incorporate recommended strategies into the Community Work Program.
7. Establish an ongoing partnership with the Georgia Department of Economic Development Tourism Division and the Georgia Department of Agriculture to promote regional travel and leisure related opportunities.
8. Undertake a subarea study and plan for the North GA 400 Corridor character area.
9. Undertake a subarea study and plan for the Campground area.
10. Undertake a subarea study and plan for the McFarland character area.
11. Determine the appropriate mechanism for better managing design issues.
12. Develop design guidelines for the Vickery Creek and Sawnee Mountain character areas.
13. Evaluate and update six corridor overlay districts.
14. Redraft Unified Development Code to maximize implementation efficiency, ensure consistency, and integrate updated content in a user-friendly fashion.
15. Complete the Coal Mountain Town Center performance standards.
16. Complete review and assessment of residential subdivision standards and address identified improvements in code revision.
17. Complete analysis of County code and policies to identify ways to facilitate custom housing.
18. Update regulations and related administrative tools to implement recommendations from development process review.
19. Identify, review, and update the Comprehensive Plan and continue to monitor development to determine if the goals and objectives of the plan are being attained.
20. Evaluate possibility of a smaller mixed-use zoning district to accommodate vision for mixed-uses in neighborhood nodes.

Policies

- Foster land uses and design styles that are in keeping with the Community Character Map and that build on the unique character of each community within the County.
- Encourage interactive neighborhoods where people have easy access to parks, common open space, residences, and businesses through walkways, bike paths, and roads thereby creating a live-work-play atmosphere.
- Contribute to the retention of the historic built environment through the support of cultural resource preservation and education for area residents and property owners.
- Advocate community and development-supported agriculture through the encouragement of community gardens and farm-based amenities within master planned developments.
- Encourage compact, nodal development to increase land use efficiency and improve the appearance and access to major roadways.
- Foster design elements that enhance the visual character of the community, preserve or replace tree cover, provide community open space and green space, and add value.
- Encourage pedestrian-scaled developments in select areas of the County that include an interconnected mix of uses and multi-modal transportation connections.
- Seek to expand non-residential uses in appropriate areas to balance the County's tax digest.
- Cluster non-residential uses and higher intensity residential areas to build a series of regional and community town centers.
- Guide attached residential products and smaller lot single-family to appropriate districts along the GA 400 corridor and major transportation routes, while fostering lower intensity residential types off of major roadways.
- Advocate subdivision designs that are contextually sensitive to the existing landscape and that are screened from the major roadways with natural buffers or geographical features.
- Implement recommendations for gateway identification at entry points into the County and major activity nodes.



From left to right : 1) Cottage court homes surrounding a shared green space (Source: The Tiny Life); 2) Townhomes in Vickery Village



Job Opportunities Actions & Policies

PRIORITIES

1. Continue diversifying the tax base.
2. Foster technology industry growth.



Actions

1. Research site characteristics of recent technology firms' corporate development projects.
2. Pursue the Broadband Ready Site Designation from the Georgia Department of Economic Development.
3. Work with Chamber of Commerce to provide small business support, focused on supporting locally owned shops and restaurants, as opportunities arise.
4. Review development process and implement any identified recommendations to improve efficiencies for businesses and staff that facilitate desired development.

- Continue to work closely with the Forsyth County Chamber of Commerce, citizens, and land developers to promote the County as an attractive area for industries to locate.
- Secure stable water supply sources for future business growth.
- Continue to make transportation improvements that boost business recruitment.
- Seek partnerships with higher education institutions located within the County to assist new and existing businesses with employee training.
- Market quality of life amenities within Forsyth County to the business community.
- Promote the expansion of a fiber optic network to increase communication capabilities.
- Market Lake Lanier and other target destinations through tourist initiatives and promotions, including the support of resort developments in appropriate locations.
- Promote tourism through inter-jurisdictional cooperation.
- Continue to participate in local and regional economic development organizations.
- Work closely with the Forsyth County Chamber of Commerce, to implement catalyst projects and minimize land use barriers.
- Accommodate rental housing in regional nodes to meet housing needs of young professionals.
- Implement policy tools to incentivize and facilitate growth in technology sector.
- Continue to invest in broadband to facilitate high-tech business attraction.

Policies

- Seek to balance the supply of housing and employment in the community to reduce traffic and expand the non-residential tax base.
- Support programs for the retention, expansion, and creation of businesses that enhance our economy.
- Continue to partner with the Georgia DCA, Atlanta Regional Commission, Forsyth County Chamber of Commerce, and other entities to find solutions to establishing diverse, long-term employment opportunities and to advance economic development within the County.
- Encourage reinvestment in existing corridors to promote private sector redevelopment and accommodate future growth.

Mobility Actions & Policies

PRIORITIES

1. As new development occurs, encourage strategic connections to other developments, trails, and roadways.
2. Improve bike and pedestrian connectivity within the County.



Actions

1. Carry out study to identify opportunities, recommendations for, and funding assistance to improve access to Lake Lanier.
2. Identify funding to implement the Chattahoochee River National Recreation Area Comprehensive Trails Management Plan.
3. Review Unified Development Code to ensure non-vehicular connectivity is adequately required and incentivized for private development.
4. Complete review and update of Unified Development Code to identify opportunities to improve internal connectivity and community character through new streetway design and related design requirements.

- Promote necessary transportation projects within the Regional Transportation Plan (RTP), particularly addressing key corridors such as GA 400.
- Design new and reconstructed roadways using context-sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Continue to partner with the Georgia Department of Transportation to address traffic issues along state routes.
- Foster existing relationships with the Atlanta Regional Commission in terms of regional transportation planning and air quality concerns.
- Pursue funding opportunities at the federal, state, and local levels to support identified transportation projects.
- Encourage design that facilitates walking, biking, carpooling, and other alternative transportation choices.
- Continue to support the creation of a County-wide pedestrian and bike path network that connects with surrounding jurisdictions.
- Continue to coordinate the bike and pedestrian network with the Forsyth County Board of Education and neighboring jurisdictions to create a regional network.
- Encourage safe pedestrian and bicycle travel through the provision of grade or grade-separated trail and sidewalk crossings.

Policies

- Promote connections between residential developments via ongoing development of the multi-use trail system.
- Ensure that prime commercial and industrial acreage is served with the necessary transportation infrastructure.
- Ensure that new and reconstructed roadways continue to be designed to accommodate multiple functions, including pedestrian facilities and bicycle routes as well as local vehicular circulation (complete streets approach).



Infrastructure Actions & Policies

PRIORITIES

1. Align sewer expansion plans with the economic development strategy.
2. Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.



Actions

1. Update the Forsyth County Economic Development Strategic Plan. Align plan with sewer and water expansion plan.
2. Explore opportunities to ensure development occurs in areas where the County's infrastructure is positioned to accommodate it.
3. Assess effectiveness of impact fee structure on housing developments and efficacy at assigning accurate costs of infrastructure to different housing development types.
4. Update County Water System and Sewer Distribution System Master Plans to align both plans with projections and the land use vision provided in the Comprehensive Plan.

Policies

- Ensure that new and existing development is supported with necessary investments in infrastructure, particularly roads, water supply, wastewater treatment systems, public facilities including schools, and public safety protection.
- Support the local school board and encourage school location decisions that sustain County growth and development plans.
- Continue regular coordination with Forsyth County schools on impacts of residential developments of a certain size.
- Ensure safe and adequate supplies of water through conservation and protection of surface and ground water sources.
- Encourage the reduction of impervious surfaces.
- Pursue a long-term water supply primarily through a contract with the State of Georgia/ US Army Corps of Engineers for water withdrawals from Lake Lanier, with additional capacity and resiliency to be provided through the return of highly treated wastewater to Lake Lanier. Additional redundancy and resiliency may be provided through a multi-faceted approach including the adaptive re-use of existing quarries, and groundwater resources.
- Implement water quality protection for all water bodies per local, state, and federal requirements. Stay abreast of recommendations and plan updates of the Metropolitan North Georgia Water Planning District and update policies/programs as appropriate.
- Address the necessity to treat and return wastewater to watersheds as quickly as possible, by prioritizing connections to public sewer instead of the use of septic systems.
- Work with the state health department to guarantee septic systems are in compliance to prevent groundwater contamination.
- Make efficient use of existing infrastructure, rights-of-way, and public facilities to minimize the need for costly new or expanded facilities.
- Ensure that the adequate provision of water and sewer infrastructure is in place to support new residential growth.
- Phase expansion of utilities and services to encourage rational expansion of development in areas that are contiguous to already-developed areas and consistent with the Community Character Map.
- Coordinate with the City of Cumming to identify further opportunities for joint service delivery.

Green Space Actions & Policies

PRIORITIES

1. Protect key environmental assets through land use policies, programs, and conservation investments.
2. Encourage developers to build pocket parks and incorporate accessible open space.



Actions

1. Seek creative funding sources for land conservation, such as new programs through the USDA Natural Resources Conservation Service.
2. Incentivize private landowners to conserve land. Encourage landowners to pursue designation from the Georgia Forest Stewardship program.
3. Research a land trust and/or transfer of development rights program.
4. Review open space requirements within the Unified Development Code and make revisions to maximize the utility of these areas.
5. Develop green space infrastructure plan to reflect the goals and objectives of the Comprehensive Plan as it relates to green infrastructure planning.
6. Recommend linkages between local, state and federal recreational resources and assist with the pursuit of funding to implement these linkages.
7. Promote cultural resource protection and education through partnership with the Atlanta Regional Commission and research potential protection measures that could be incorporated into code regulations.
8. Address sustainable site and building practices through review and consideration of incentives for incorporation of sustainability measures into code regulations.

Policies

- Coordinate natural resource protection with regional planning initiatives such as the designation of special areas through the state's Regionally Important Resource (RIR) program that is incorporated into regional resource plans.
- Advance the preservation of green space and tree cover and the incorporation of pocket parks and usable open space amenities within planned developments.
- Continue to implement greenway plans and passive recreation opportunities that will foster the conservation of open space and viewsheds.
- Maintain tree replacement efforts including the pursuit of funding for tree planting projects.
- Protect the County's mature tree canopy from clear cutting in new developments.
- Encourage more compact development in order to preserve natural and cultural resources.
- Encourage development that is environmentally sensitive, receptive to cultural resource protection, and that maintains or creates a sense of place for community members.
- Preserve portions of the community's rural character through green space planning, enhancement of the County's conservation tools, and creation of functional open space.



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6.3 Community Work Program

The formal five-year Community Work Program (CWP), formerly called the Short Term Work Program, is provided on the following pages in table format as required by the Georgia DCA.



From top to bottom; 1) Big Creek Greenway; 2) Children at play at local park; 3) Chattahoochee Pointe Park



Table 6. 2023-2027 Community Work Program

ID	Work Item	Timeframe	Responsible Party	Staff Hours, if applicable	Estimated Cost, if any	Funding Source(s)
1	Update Comprehensive Plan: Update Needs and Opportunities Element and Land Use Element. Add revised Community Work Program and new Broadband Services Element.	2022	Planning and Community Development		\$181,392 for consultant	General Fund
2	Complete update to and implement Forsyth County Comprehensive Transportation Plan.*	2023	Engineering	500 hours	\$625,000 for consultant	General Fund, ARC
3	Review access management regulations in Unified Development Code to determine if improvements may be needed.	2023	Engineering	40 hours		General Fund
4	Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).	2023	County Manager, Building and Economic Development, Community Planning and Development	80 hours		General Fund
5	Complete corridor study for Ronald Reagan Parkway to establish vision and action items to accommodate corridor goals.	2023	Planning and Community Development	150 hours	\$175,000 for consultant	General Fund
6	Refine preferred locations for vehicular uses within County's land use policy.	2023	Planning and Community Development	60 hours		General Fund
7	Complete an evaluation of gateway branding opportunities. Include a strategy and implementation plan.	2023	Building and Economic Development, Communications, Planning and Community Development	200 hours	\$200,000 for consultant	General Fund, CID
8	Research site characteristics of recent technology firms' corporate development projects.	2023	Building and Economic Development, Chamber of Commerce	80 hours		General Fund
9	Pursue the Broadband Ready Site Designation from the Georgia Department of Economic Development.	2023	Multiple County Departments	40 hours		General Fund
10	Complete the Coal Mountain Town Center performance standards.*	2023	Planning and Community Development	120 hours		General Fund
11	Complete analysis of County code and policies to identify ways to facilitate custom housing.	2023	Planning and Community Development	75 hours		General Fund

*Task will commence in 2022. Staff hours indicate total hours of project for both years combined.

ID	Work Item	Timeframe	Responsible Party	Staff Hours, if applicable	Estimated Cost, if any	Funding Source(s)
12	Review open space requirements within the Unified Development Code and make revisions to maximize the utility of these areas.	2023	Planning and Community Development	100 hours		General Fund
13	Evaluate possibility of a smaller mixed-use zoning district to accommodate vision for mixed-uses in neighborhood nodes.	2023	Planning and Community Development	100 hours		General Fund
14	Undertake a subarea study and plan for the North GA 400 Corridor character area.	2023 to 2024	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund
15	Complete review and update of Unified Development Code to identify opportunities to improve internal connectivity and community character through new streetway design and related design requirements.	2023 to 2024	Planning and Community Development, Engineering	120 hours		General Fund
16	Update County Water System and Sewer Distribution System Master Plans to align both plans with projections and the land use vision provided in the Comprehensive Plan.	2023 to 2024	Water and Sewer	200 hours	\$199,500	General Fund
17	Seek creative funding sources for land conservation, such as new programs through the USDA Natural Resources Conservation Service.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants through Georgia EPD or USDA
18	Identify funding to implement the Chattahoochee River National Recreation Area Comprehensive Trails Management Plan.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants through Georgia EPD, Recreational Trails Program, Georgia Outdoor Stewardship Program
19	Work with Chamber of Commerce to provide small business support, focused on supporting locally owned shops and restaurants, as opportunities arise.	2023 to 2027	Building and Economic Development, Chamber of Commerce	Variable hours annually		General Fund
20	Provide staff support to implement the goals and objectives of the Comprehensive Plan.	2023 to 2027	Multiple County Departments	225 hours annually		General Fund



ID	Work Item	Timeframe	Responsible Party	Staff Hours, if applicable	Estimated Cost, if any	Funding Source(s)
21	Identify, review, and update the Comprehensive Plan and continue to monitor development to determine if the goals and objectives of the plan are being attained.	2023 to 2027	Multiple County Departments	75 hours annually		General Fund
22	Recommend linkages between local, state and federal recreational resources and assist with the pursuit of funding to implement these linkages.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants
23	Evaluate zoning districts to allow for housing to support disabled population needs, and revise Unified Development Code if necessary.	2024	Planning and Community Development	80 hours		General Fund
24	Refine preferred locations for storage facilities within County's land use policy.	2024	Planning and Community Development	60 hours		General Fund
25	Incentivize private landowners to conserve land. Encourage landowners to pursue designation from the Georgia Forest Stewardship program.	2024	Planning and Community Development, Finance	60 hours		General Fund, Potential Grants through Georgia EPD or USDA
26	Update the Forsyth County Economic Development Strategic Plan. Align plan with sewer and water expansion plan.	2024	Building and Economic Development, Chamber of Commerce	150 hours	\$125,000 for consultant	General Fund
27	Undertake a subarea study and plan for the Campground area.	2024	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund
28	Determine the appropriate mechanism for better managing design issues.	2024	Planning and Community Development, County Manager	100 hours		General Fund
29	Assess effectiveness of impact fee structure on housing developments and efficacy at assigning accurate costs of infrastructure to different housing development types.	2024	Multiple County Departments	200 hours		General Fund
30	Complete review and assessment of residential subdivision standards and address identified improvements in code revision.	2024	Planning and Community Development	150 hours		General Fund

ID	Work Item	Timeframe	Responsible Party	Staff Hours, if applicable	Estimated Cost, if any	Funding Source(s)
31	Complete review and assessment of aging in place/accessibility standards and address potential code modifications.	2024	Planning and Community Development	75 hours		General Fund
32	Redraft Unified Development Code to maximize implementation efficiency, ensure consistency, and integrate updated content in a user-friendly fashion.	2024 to 2026	Planning and Community Development	300 hours annually	\$300,000 annually for consultant	General Fund
33	Evaluate and update six corridor overlay districts.	2024 to 2027	Planning and Community Development	150 hours annually		General Fund
34	Carry out study to identify opportunities, recommendations for, and funding assistance to improve access to Lake Lanier.	2025	Multiple County Departments	200 hours	\$175,000 for consultant	General Fund, Potential Grants
35	Review Unified Development Code to ensure non-vehicular connectivity is adequately required and incentivized for private development.	2025	Multiple County Departments	80 hours		General Fund
36	Explore opportunities to ensure development occurs in areas where the county's infrastructure is positioned to accommodate it.	2025	Multiple County Departments	80 hours		General Fund
37	Develop design guidelines for the Vickery Creek and Sawnee Mountain character areas.	2025	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund
38	Explore opportunities to promote renewable energy technology for heating of air and water.	2025	Multiple County Departments	60 hours		General Fund
39	Explore opportunities to promote installation of electric charging stations for vehicles.	2025	Planning and Community Development, Engineering	80 hours		General Fund
40	Consider County-wide tourism strategy to include branding, marketing, and funding; incorporate recommended strategies into the Community Work Program.	2025 to 2026	Building and Economic Development, Communications, Planning and Community Development	180 hours	\$250,000 for consultant	General Fund



ID	Work Item	Timeframe	Responsible Party	Staff Hours, if applicable	Estimated Cost, if any	Funding Source(s)
41	Develop greenspace infrastructure plan to reflect the goals and objectives of the Comprehensive Plan as it relates to green infrastructure planning.	2025 to 2026	Multiple County Departments	200 hours	\$200,000 for Consultant	General Fund
42	Undertake a subarea study and plan for the McFarland character area.	2026	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund
43	Research a land trust and/or transfer of development rights program.	2026	Multiple County Departments	120 hours		General Fund
44	Promote cultural resource protection and education through partnership with the Atlanta Regional Commission and research potential protection measures that could be incorporated into code regulations.	2026	Planning and Community Development	100 hours		General Fund
45	Address sustainable site and building practices through review and consideration of incentives for incorporation of sustainability measures into code regulations.	2027	Multiple County Departments	120 hours		General Fund
46	Investigate opportunities to promote green building approaches, such as rooftop solar panels, energy efficient construction, and retrofitting existing buildings for energy enhancements.	2027	Multiple County Departments	80 hours		General Fund
47	Review development process and implement any identified recommendations to improve efficiencies for businesses and staff that facilitate desired development.	Conducted annually as needed	Multiple County Departments	Variable hours annually		General Fund
48	Update regulations and related administrative tools to implement recommendations from development process review.	Conducted annually as needed	Planning and Community Development	Variable hours annually		General Fund
49	Establish an ongoing partnership with the Georgia Department of Economic Development Tourism Division and the Georgia Department of Agriculture to promote regional travel and leisure related opportunities.	Conducted annually	Building and Economic Development, Communications, Planning and Community Development	20 hours annually		General Fund
50	Conduct annual review of Capital Improvements Element in keeping with Impact Fee Program requirements.	Conducted annually	Multiple County Departments	Variable hours annually		General Fund

Table 7. 2022-2026 Capital Improvement Projects

PUBLIC LIBRARIES	2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Denmark Library	✓	✓	✓				Public Libraries	Impact Fees, SPLOSTVII, State Grant	\$13,399,975	100%	New Library.
Hampton Park Library Roof Repair	✓	✓					Public Libraries	MRR Grant and Library Match	\$55,000	0%	Repair roof at Hampton Park Library
Hampton Park Library HVAC Replacement	✓						Public Libraries	MRR Grant and Library Match	\$19,058	0%	Replace HVAC units at end of life
Cumming Library/Administrative Offices HVAC Replacement	✓						Public Libraries	MRR Grant and Library Match	\$135,641	0%	Replace HVAC units at end of life
Sharon Forks Library HVAC Replacement	✓						Public Libraries	MRR Grant and Library Match	\$34,680	0%	Replace HVAC units at end of life
Hampton Park Library HVAC Replacement		✓					Public Libraries	MRR Grant and Library Match	\$40,000	0%	Replace HVAC units at end of life
Sharon Forks Library HVAC Replacement		✓					Public Libraries	MRR Grant and Library Match	\$27,000	0%	Replace HVAC units at end of life
Automated Materials Handling System for Post Road Library	✓						Public Libraries	Library Fund Balance	\$259,719	0%	Replacement of automated materials handling (AMH) system at the Post Road Library
									\$ 13,971,073		



PARKS AND RECREATION		2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Eagles Beak Park - Renovation	✓							Parks & Rec	Other	\$1,125,000	100%	Eagles Beak Park is located in the western part of Forsyth County off of Old Federal Road. This park provides residents with 1.3 miles of walking trails, picnic areas and public park space. Project is expected to begin April 1, 2021 and completed by end of 2021.
Big Creek Greenway - Phase 5 Development & Trailhead	✓							Parks & Rec	SPLOST VIII	\$3,935,285	100%	This project is a emergency repair for the phase 4 portion of the big creek greenway.
Big Creek Greenway - Phase 5 Development & Trailhead	✓							Parks & Rec	Park Bond, Impact Fees	\$1,988,156	100%	This project will add 5.7 miles of greenway. This will expand the greenway from Kelly Mill/Johnson Road to Hwy 20 and then up to Spot Road to the Sawnee Mountain Visitor Center. The trailhead will be located at the Parks & Recreation operations center on Hwy 20. When completed, there will be parking for the greenway trailhead, a restroom facility, and the operations center which is used for office space and equipment hub for the Natural Resources Division. This site will also be used as a voting precinct. Phase 5 will be complete by June 2021 and the Trailhead is projected to be complete by end of 2021 or early 2022.
Big Creek Greenway - Renovations & Improvements	✓							Parks & Rec	SPLOST VIII	\$352,143	100%	The renovation work will begin at the McFarland Trailhead to Union Hill. Project is underway and is expected to be completed by August 2021. One 400 foot section is being delayed to sync with Ronald Reagan Blvd extension project where the bridge crosses the greenway. Entire project is expected to be complete by end of 2021 or early 2022.
Sawnee Mountain Preserve - Phase 4 Master Plan & Development	✓	✓						Parks & Rec	Impact Fees, SPLOST VIII, Other	\$3,180,785	100%	Phase 4 master plan will include a 2 acre area acquired along Spot Road and 12 acres (Banker Overlook) at the top of Sawnee Mountain. It is anticipated the project will include parking lots, trails, and large picnic tables. Master plans are being finalized and construction expected to begin March 2021 with completion projected in 2022.
Lanierland Park - Phase 2 Development	✓	✓						Parks & Rec	Impact Fees, SPLOST VIII	\$9,767,790	100%	This is the second phase for this park. The plan includes 4 baseball/softball fields, 6 tennis courts, maintenance building. Construction will be complete in 2021 and entire project is expected to be completed by Feb/Mar 2022.
Matt Community Park - Community Recreation Center	✓	✓	✓					Parks & Rec	Impact Fees, SPLOST VIII	\$16,252,850	100%	Matt Community Park is located off of State Route 369 and Wallace Talum Road. This park offers citizens in the northern part of the county access to soccer and lacrosse fields, picnic areas, playgrounds, and walking trails. Master planning is underway. Community meetings expected to begin in May 2021. Construction is planned for 2023-2024.

PARKS AND RECREATION		2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Bennett Park - Master Plan and Renovations	✓	✓	✓	✓				Parks & Rec	Impact Fees, SPLOST VIII	\$11,072,395	100%	Master plan completed March 2021. The existing park will be demolished. The new park will contain a community building that can be used as a voting precinct. Construction will begin as soon as land/land is complete. Construction is expected to occur in 2022 and be completed early 2023.
Sharon Springs Park - Master Plan and Renovation	✓	✓	✓					Parks & Rec	Impact Fees, Undetermined	\$14,479,275	100%	This project includes a new community building, parking lot improvements (curb and gutter), tennis court renovations, baseball/softball fields, drainage improvements, playground, rubberized surface and shade covers, landscape improvements. Construction is expected to begin early 2022. Project is expected to be completed by early 2023.
Midway Park - Improvements	✓							Parks & Rec	SPLOST VIII	\$1,478,072	100%	Improvements include, community building renovations (flooring), resurface tennis courts, a new pavilion, landscape improvements, new score booths at fields 1, 2, 3, drainage improvements, storage building for athletics equipment, parking expansion, renovation of restroom/concession building, and a new playground. Construction expected to be complete by end of 2021.
Sawnee Mountain Park - Renovations	✓							Parks & Rec	SPLOST VIII	\$46,078	100%	Project includes pavilion and A/B complex buildings roof replacement, basketball courts resurfacing, score area improvements, fences/backstops replacement, baseball/softball fields improvements, restrooms renovations, roll up door on maintenance shop repairs, drainage improvements at fields #4, 5 and 6, landscape improvements, walking path improvements, parking restriping, tennis court reconstruction, storage building for athletics equipment, renovation of community building. Construction is expected to begin May 2021 and be completed by early 2022.
Coal Mountain Park - Improvements	✓	✓	✓					Parks & Rec	SPLOST VIII, Impact Fees	\$2,500,000	100%	Improvements include resurfacing tennis courts, tennis court lighting, community building kitchen improvements, playground replacement, storage building for athletics equipment, resurface miracle league field and landscape upgrades. Project is delayed pending road alignment and town center.
Sawnee Mountain Park - Buildings & Improvements				✓	✓			Parks & Rec	SPLOST VIII	\$3,000,000	100%	New Community Building
										\$69,177,769		



PUBLIC SAFETY-FIRE	2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Fire Station 9 - Hwy 369	✓	✓					Fire Department	SPLOST VI, Impact Fees	\$6,457,028	100%	Fire Station 9 is scheduled for a replacement four bay fire station. Currently Fire Station 9 is a two bay station with 3 fireman per shift. This fire station houses a Fire Engine and a Medical Rescue Unit. This station is currently not well suited for 24 hour operation, which is needed to service the local area. The building will be approximately 12,500 square feet.
Fire Station 15 - Haw Creek	✓	✓					Fire Department	SPLOST VI, Impact Fees	\$6,511,612	100%	This fire station will be upgraded to a four bay station for increased levels of service. This fire station is located off of highway 20 in the eastern part of Forsyth County. Currently Fire Station 15 is equipped with a dive unit and a swift water rescue boat to service Lake Lanier. The building will be approximately 12,500 square feet.
Fire Training Complex - Site Development	✓	✓	✓				Fire Department	SPLOST VIII	\$9,074,413	100%	In 2018, the county purchased approximately 36 acres of land for the Fire Department's new training and logistics center. The next step is the required site development which includes installation of infrastructure for the multiple buildings that will comprise the training and logistics center. (Installation of roads, power, water, natural gas, sewer, etc.)
Fire Training Complex - Fire Academy	✓	✓	✓				Fire Department	SPLOST VIII	\$16,364,625	100%	The department's new Fire Academy will require classrooms for fire education and training. These classrooms will also require some office space for the on-site fire instructors. A separate open air structure next to the Fire Academy will also be required.
Fire Training Complex - Logistics and Supply	✓	✓	✓				Fire Department	SPLOST VIII	\$2,483,014	100%	A dedicated logistics and supply warehouse is of critical value for supply chain operations and would replace currently three mobile homes and multiple small tool storage sheds. Consolidating all supply and logistics functions within the same structure would allow quartermaster team to receive in bulk supply and issue out individual and firehouse supply orders efficiently and effectively. Both the Sheriff's office and the school system have their own supply logistics systems that work well.
Fire Training Complex - Training Tower						✓	Fire Department	SPLOST VIII	\$4,642,140	100%	A tower must be purpose designed and built with multiple above and below grade levels and props and challenges that challenge firefighters and deputies with realistic encounters. The current training tower is of all wood construction with limited remaining useful life. The new tower will be custom built.
Fire Alarm Alerting System	✓						Fire Department	SPLOST VIII	\$1,033,610	100%	A fire station alerting system will provide for an increased preparedness, reliability, speed, safety and redundancy within the dispatch system. It will also establish agency-wide monitoring of all station peripheral equipment and report any failures to a host monitoring system. Such a system will allow for remote monitoring of the fire station security from the 911 dispatch center when the fire station is empty.
Fire Training Complex - Burn Building	✓	✓	✓				Fire Department	SPLOST VIII	\$4,844,387	100%	A purpose-built, long-life, concrete burn building to replace the current, nearly 20 year old burn building made from repurposed shipping containers, and designed by the manufacturer to last a maximum of 10 years. This building will facilitate training and certifying firefighters. Burn building might be used by other regional departments for training but with cost sharing of building/training expenses.

PUBLIC SAFETY-FIRE		2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Fire Training Complex - EVOC Course							✓	Fire Department	SPLOST VIII	\$800,000	100%	An emergency vehicles operations course (EVOC) is a current deficiency in Forsyth County. While the department has trained, certified instructors in proper emergency vehicle control, it lacks a dedicated location to safely and properly conduct such training. A modern, purpose-designed and built course will include a large, flat area for vehicle control, cone courses, and PIT training. It will also have included a skid pan and modest road course.
Fire Station 16 - Old Federal Road	✓						✓	Fire Department	Impact Fees	\$9,100,000	100%	Fire station 16 is a new fire station scheduled to be constructed after 2026. This will be a four bay fire station that will be in the most northwestern part of the county off of Old Federal highway. This station will help stations 3 and 4 with response times and help cover the remaining areas with high ISO levels. Funding for this Fire Station will come from Impact Fees.
Fire Station 13 - Canton Highway							✓	Fire Department	Impact Fees	\$8,500,000	100%	Fire station 13 is a new fire station scheduled to be constructed after 2026. This will be a four bay fire station that will be off of highway 20 by Sawnee Mountain. This station will help stations 1 and 4 with response times. Funding for this Fire Station will come from Impact Fees.
Fire Station 10 - Old Atlanta Highway	✓						✓	Fire Department	Impact Fees	\$7,900,000	100%	Fire Station 10 is scheduled for a replacement four bay fire station. Currently Fire Station 10 is a two bay station with 3 fireman per shift. This fire station houses a Fire Engine and a Medical Rescue Unit. This station is currently not well suited for 24 hour operation, which is needed to service the local area. The building will be approximately 12,500 square feet.
Fire Apparatus - Heavy Rescue Unit	✓	✓						Fire Department	SPLOST VIII	\$1,148,439	100%	The Forsyth County Fire Department's Technical Rescue team specializes in responding to and mitigating unique and challenging rescue events that range from motor vehicle accident entrapments, industrial accidents, tower rescues, confined space rescues, structural collapse, urban search and rescue, and any other unique, difficult, and unusual rescue or recovery. The team currently rely using a 1994 small rescue vehicle from the volunteer era and a small combination pickup/trailer unit. Given the county's growth, a modern, custom-built heavy rescue apparatus is needed. The new apparatus will allow for proper staffing and equipping of a heavy rescue unit appropriate to today's and the future Forsyth County.
Fire Apparatus - Hazardous Materials Unit	✓	✓						Fire Department	SPLOST VIII	\$1,163,035	100%	A custom-built hazardous materials apparatus to address the local manufacturing base and transport of hazardous materials through the county. Will be staffed and respond from Fire Station #2 at 40655 Caroleene Way.
Fire Apparatus - Platform Aerial Truck	✓	✓						Fire Department	SPLOST VIII	\$1,537,093	100%	The Forsyth County Fire Department currently operates an aerial fleet of two frontline apparatus and one reserve apparatus. The request would replace one aerial vehicle. The unit that it replaces will move to our reserve fleet and the current reserve unit will be retired. The new apparatus will likely be purchased as a platform-style device thus providing some diversity in our aerial fleet and will include copious compartment space and tools matching our current companies and their capabilities.
Fire Apparatus - New/Replacement	✓	✓	✓					Fire Department	SPLOST VIII	\$7,942,807	100%	Replacement Equipment.
Fire Training Complex - Fire Maintenance							✓	Fire Department	Other	\$4,440,000	100%	The department's current Fire Maintenance building is a dated, small facility constructed by volunteers in the volunteer era. Some of the department's fire apparatus will not fit into the existing building. The new facility would have two distinct components, a maintenance shop area and office space. If approved, this building would be located at the Fire Training Complex.
Fire Training Complex - Fire Admin							✓	Fire Department	Other	\$13,500,000	100%	In the future, a new Fire Admin building will most likely be needed to support the continued growth of the county and the department. If approved, this building would be located at the Fire Training Complex.
\$107,442,203												

E-911		2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost	Impact Fee % of Eligibility	Explanation of Project Status
Radio Systems Upgrades	✓	✓	✓	✓	✓			E911	Capital Outlay	\$5,700,585	100%	Radio System Upgrades.
\$5,700,585												



TRANSPORTATION & ROADS - Arterials/Non Arterials Note : Funding is available from Impact Fees for Arterial Roads	2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost to complete	Impact Fee % of Eligibility	Explanation of Project Status
RONALD REAGAN BOULEVARD EXT MAJORS-SHILOH-MCFARLAND - PEN12	✓	✓	✓	✓			Capital Projects	Transportation Bond/SPLOST VIII, Impact Fees, SPLOST VIII, SRTA GRANT	\$25,404,071	100%	Project will include two lanes in each direction (4 lanes total) with a 20-foot wide raised median, shoulders, curb and gutter, and 5-foot sidewalks. The project length is 3.58 miles.
MCGINNIS FERRY ROAD -SRGNT TO UNION HILL - PEW08	✓	✓	✓	✓	✓		Capital Projects	Transportation Bond/SPLOST VIII, Impact Fees, SPLOST VIII, GDOT, Johns Creek, Alpharetta	\$66,887,601	100%	The proposed design includes two lanes in each direction with a 20-foot wide raised median, a 16 foot wide urban shoulder along the north with a 10-foot wide multi-use path and a 12-foot wide urban shoulder along the south with a 6-foot wide sidewalk. The project length is 4.74 miles.
SR 371 POST RD-SR9 TO KELLY MILL - PEW22	✓	✓	✓	✓	✓		Capital Projects	Transportation Bond/SPLOST VIII	\$67,385,035	100%	Project will include two lanes in each direction with a 20-foot raised median, shoulders, curb and gutter, and 5-foot sidewalks. SR 9 to SR 20 3.82 miles, estimated total project cost \$63 million. The project length 3.8 miles.
OLD ATLANTA PHASE IV & V - PEW27	✓	✓	✓	✓	✓		Capital Projects	Transportation Bond/SPLOST VIII, SPLOST VII	\$51,169,677	100%	Project will include two lanes in each direction with a 20-foot raised median, shoulders, curb and gutter, and 5-foot sidewalks. Bid for Construction - Spring 2021 The project length is 2.7 miles.
SR 369 TO SR 9 TO SR 306 - PEW29							Capital Projects	Transportation Bond/SPLOST VIII, Impact Fees, Other-GDOT	\$47,706,523	100%	The proposed project includes widening SR 369/Brown's Bridge Road from an existing two-lane roadway from just west of SR 9 to slightly east of SR 306. Project will also upgrade the existing intersection of US 19/SR 400 and SR 369 to a grade-separated, partial cloverleaf interchange. The proposed typical section of SR 369 would include four 12-ft. travel lanes (two lanes in each direction) with a 20-ft. raised median, 10-ft. multi-use trail along southside, and 5-ft. sidewalks along the north. The project length is 2.4 miles.
SR 369 PASSING LANES - PEW31	✓						Capital Projects	SPLOST VII, Other-Grant	\$625,974	100%	2 Lanes with a 12' passing lane and 10 foot (6.5 paved) rural shoulders. Forsyth County is responsible for design only. Federal Funding \$1,040,000. State funding \$60,000 and Local funding \$200,000. The project length is 4.79 miles.
SR 306-400 TO SR 369 - PEW32	✓						Capital Projects	Impact Fees	\$235,750	100%	The proposed project is located along SR 306 (Keith Bridge Road) from SR 400 to the Martin Road intersection, just east of SR 369, in the northern section of Forsyth County, GA. SR 306 is classified as a rural minor arterial, but serves as a major arterial route from SR 400 to the rapidly growing northeast corner of the County. The project length is 2.04 miles.
COAL MOUNTAIN EXTENSION/CONNECTOR - P18CM	✓	✓					Capital Projects	Impact Fees	\$8,120,845	100%	This project is for the design of a new median divided roadway. It excludes the cost of ROW east of Settingdown Road and assumes dedication of ROW west of Settingdown Road. The project length is 0.85 miles.
SR9 AT JEWELL BENNETT ROAD - PE119	✓	✓					Capital Projects	SPLOST VIII, Other-Grant	\$3,055,503	100%	The project address regional safety issues with geometric improvements. Jewell Bennett Road has deficient horizontal and vertical alignment on the approach to SR 9 and is in close proximity to an elementary school. This project addresses both the alignment issues and provides for left turn lanes. Concept report approved by GDOT 9/29/2020. The project length is 0.297 miles.
BRANNON ROAD SIDEWALK FROM RONALD REAGAN BLVD TO OLD ATLANTA - PEB38	✓						Capital Projects	SPLOST VIII	\$218,087	100%	Project Length 1.15 miles, design by AEI. Project bid and construction contract award is underway 5/2022. Construction to begin July 2022.
SHILOH ROAD AT SHILOH ROAD EAST - PE139	✓						Capital Projects	SPLOST VII, Other-Developer Contribution	\$300,000	100%	Intersection improvement. The project length is 0.07 miles. Project bid and construction contract award is underway. Construction start July 2022.

TRANSPORTATION & ROADS - Arterials/Non Arterials Note : Funding is available from Impact Fees for Arterial Roads	2022	2023	2024	2025	2026	2027 - 2041	Responsibility	Funding Source	Estimated Cost to complete	Impact Fee % of Eligibility	Explanation of Project Status
TRAMMEL ROAD OPERATIONAL IMPROVEMENT AT SR20 - PE140	✓						Engineering	SPLOST VIII	\$114,602	100%	Right turn lane intersection improvement. Project length 0.75 miles. Confirming scope with GDOT.
PILGRIM MILL TRAIL FROM HOLTZGLAW ROAD TO TIDWELL PARK - P20PM	✓	✓	✓	✓			Capital Projects	SPLOST VIII, Other-Grant	\$4,161,048	100%	US Department of Transportation Federal Hwy Administration- Project FLAP #26. Construct 8 foot wide 3.5 mile multi-use trail along Pilgrim Mill Road to Tidwell Park. Concept design submitted to GDOT April 2022. Surveying and utility locate complete. Preliminary Engineering underway.
THUNDER RIVER WAY - PEP82	✓						Engineering	SPLOST VIII, Other-Grant	\$186,200	100%	Annual Resurfacing LMIG project.

\$275,570,916

Note: "Impact Fee % of Eligibility" - those projects showing 100% are arterial roads and their related improvements are eligible for impact fee funding as of 06/01/16.



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Appendices

Appendix A

Report of Accomplishments

Appendix B

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Community Engagement Plan

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Public Meeting Series Summaries

Appendix C

Inventory and Assessment



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Appendix A.
Report of
Accomplishments

Report of Accomplishments

LAND USE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide staff support to implement the goals and objectives of the Comprehensive Plan.		✓			
2	Monitor progress of the McFarland-Stoney Point Livable Centers Initiative (LCI) and adopt strategies to address major plan update (see action item 21).				✓	Major Plan Update not supported.
3	Create an effective mass grading ordinance.	✓				
4	Renovate the current Countywide tree ordinance, directing focus on preserving tree stands and legacy trees while preventing clear cutting.	✓				
5	Create an incentives program for innovative, low impact storm water design that minimizes storm water infrastructure.	✓				
6	Create new mixed-use zoning districts that ensure the combination of multiple uses while overhauling the MPD zoning district to encourage mixed type and density residential developments without the requirements of an additional commercial component.	✓				Mixed residential district will become effective after the 5 year update is adopted. New mixed use center district is currently in effect.
7	Complete North Forsyth Subarea Study.	✓				
8	Evaluate and update the rezoning and conditional use permit processes to improve ease of administration.	✓				
9	Create Coal Mountain Overlay	✓				
10	Create additional design standards for RES2, RES3, and RES4 zoning districts to encourage quality development. Also identify specific, residential character standards for the Sharon Springs area.	✓				
11	Identify and refine corridors for commercial development.	✓				

Report of Accomplishments

LAND USE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
12	Undertake a subarea study and plan for the South GA 400 character area.	✓				Significant portions of the South GA 400 and McFarland character areas were included in the subarea plan encompassing South Forsyth.
13	Undertake a subarea study and plan for the North GA 400 Corridor character area.			✓		Included in revised CWP.
14	Undertake a subarea study and plan for the Haw Creek/Daves Creek character area.	✓				
15	Undertake a subarea study and plan for the Campground Area.			✓		Included in revised CWP.
16	Establish a county-wide Design Review Board.			✓		Included in revised CWP.
17	Develop design guidelines for the Vickery Creek and Sawnee Mountain character areas.			✓		Included in revised CWP.
18	Evaluate and update six corridor overlay districts.			✓		Included in revised CWP.
19	Evaluate UDC Chapter 3 for necessary improvements for code definitions and modify other chapters related to these changes.	n/a				Moved to Task #23.
20	Reformulate Conservation Subdivision Standards and evaluate potential incentives as well as requirements for protection and accessibility.	✓				
21	Carry out a major plan update to the McFarland-Stoney Point Livable Centers Initiative (LCI).				✓	Major Plan Update not supported.
22	Create a land trust and/or transfer of development rights program.			✓		Included in revised CWP.
23	Redraft Unified Development Code to maximize implementation efficiency, ensure consistency and integrate updated content in a user-friendly fashion.			✓		Included in revised CWP.
24	Coal Mountain Town Center performance standards.		✓			



Report of Accomplishments

LAND USE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
25	Comprehensive Plan Update to Needs & Opportunities Element and Land Use Element along with revised Community Work Program per DCA requirements. Broadband Services Element must be added.		✓			

Report of Accomplishments

	HOUSING	Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Complete housing study to develop a more robust understanding of housing needs and develop a realistic action plan to address needs.	✓				Demographic Study completed December 2017 focused on the senior population.
2	Amend code to minimize and discourage mass grading and tree loss within residential developments and existing residential properties. <i>See Land Use action items 3 and 4.</i>	✓				
3	Revisit the County's variance procedure.				✓	Draft work completed; BOC determined changes were not required.
4	Implement code changes that allow for mixed-use zoning districts with housing to facilitate incorporation of a greater variety of housing types and price points. <i>See Land Use action item 6.</i>	✓				
5	Assess effectiveness of impact fee structure on housing developments and efficacy at assigning accurate costs of infrastructure to different housing development types.			✓		Included in revised CWP.
6	Complete review and assessment of residential subdivision standards and address identified improvements in code revision.			✓		Included in revised CWP.
7	Complete analysis of County code and policies to identify ways to facilitate custom housing.			✓		Included in revised CWP.



Report of Accomplishments

	HOUSING	Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
8	Evaluate staff capacity to meet and implement new design standards and zoning/development code components.	✓				Residential design standards that became effective 12/6/19 instituted new staff and procedures. As additional design standards are adopted, staff capacity, training and workflows will continue to be evaluated and revised to successfully implement code requirements.
9	Incorporate density bonus options within the Unified Development Code for multi-family developments.				✓	Completion of new mixed use districts incorporates a redevelopment density incentive that may apply to multi-family developments.
10	Explore incentive programs for higher density residential products based on the provision of specific amenities.				✓	Completion of new mixed use districts incorporates a redevelopment density incentive that may apply to multi-family developments.
11	Complete review and assessment of aging in place / accessibility standards and address potential code modifications.			✓		Included in revised CWP.

Report of Accomplishments

ECONOMIC DEVELOPMENT		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Evaluate the current role and services of the Chamber; identify best partnership strategy moving forward, including funding from County. Coordinate with action items 6 and 7 and refine role and ongoing activities moving forward.		✓			
2	Complete annual Opportunity Zone report pursuant to state requirements.				✓	Opportunity Zones expired at the end of 2020. Staff analysis and discussion with DCA has concluded that renewal will not be undertaken due to current eligibility requirements.
3	Strengthen the partnership with the Forsyth County Chamber of Commerce to expand economic development opportunities.		✓			
4	Establish economic development page on County website. Explain Chamber's role in County's economic development and connection to County goals and funding.	✓				
5	Establish an ongoing partnership with the Georgia Department of Economic Development Tourism Division and the Georgia Department of Agriculture to promote regional travel and leisure related opportunities.			✓		County staff will coordinate with the regional tourism marketing manager representing the Northeast Georgia Mountains Region (Region 2) within the GA Dept. of Economic Development as well as the GA Dept. of Agriculture agritourism manager/Georgia Grown coordinator. Suggestions and strategies related to tourism will be evaluated by county administration prior to moving forward for possible Board consideration.
6	Update Economic Development Plan maintained by the Chamber of Commerce.	✓				Economic Development Strategic Plan adopted in 2019.



Report of Accomplishments

ECONOMIC DEVELOPMENT		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
7	Establish an economic development role within the County administration pursuant to the outcomes of the Economic Development Plan.	✓				
8	Formally establish a Community Improvement District in the southern portion of the County.	✓				
9	Identify incentives that are underused or required to attract businesses in service of the Economic Development Plan.	✓				Economic Development Ordinance adopted in April 2018, revised in April 2019, which identifies inducements for targeted businesses. On-going evaluation of incentives are undertaken annually.
10	Implement incentive recommendations from item 9.	✓				
11	Review development process to identify opportunities to improve efficiency for businesses and staff that facilitate desired development.		✓			
12	Update regulations and related administrative tools to implement recommendations of item 11.		✓			
13	Create a small business initiative focused on supporting locally owned shops and restaurants.		✓			Forsyth County currently partners with the Forsyth County Chamber of Commerce to support local businesses and will continue to do so in the future. The following website, for example, was developed by the Chamber to assist in this effort: https://discoverfoco.com/
14	Update ordinances to ensure that effective public gatherings (festivals, etc.) are permitted in appropriate locations.				✓	Ordinance changes deemed unnecessary after staff analysis found no code barriers.

Report of Accomplishments

ECONOMIC DEVELOPMENT		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
15	Develop County-wide tourism strategy to include branding, marketing, and funding.			✓		County staff will coordinate with ARC for guidance given the shift to a new regional commission and will also work with the GA Dept. of Economic Development. Suggestions and strategies related to tourism will be evaluated by county administration prior to moving forward for possible Board consideration.
16	Incorporate recommendations of tourism strategy in Community Work Program.			✓		Identified tourism strategies approved by the county's board will be incorporated as applicable.
17	Expand County brand to market Forsyth to visitors.			✓		Tourism strategies based on work items noted above will be utilized as directed by county leadership.
18	Complete feasibility study for a dedicated civic and performing arts center in the County.	✓				The Forsyth County Arts and Learning Center (FOCAL) was completed in 2021 and supports the fine arts programming of the Forsyth County public schools, with secondary service to the local community through access to quality arts and cultural entertainment, and space for rehearsals/performances, trainings, meetings, and other gatherings. The county will continue to informally monitor community needs and will add a new action item in the future, if necessary.



Report of Accomplishments

TRANSPORTATION		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Support implementation of the county's bicycle and pedestrian walkways plan in cooperation with the county school system as well as surrounding jurisdictions.	✓				
2	Complete land use action item 10: Create design standards for RES2, RES3, and RES4 zoning districts. Also identify specific, residential character standards for the Sharon Springs area.	✓				
3	Complete full update to <i>McFarland-Stoney Point Livable Centers Initiative (LCI)</i> to leverage regional transportation funding. See <i>Land Use action item 21</i> .				✓	Major Plan Update not supported.
4	Complete review and update of Unified Development Code to identify opportunities to improve internal connectivity and community character through new streetway design and related design requirements.		✓			
5	Complete update to Bicycle Transportation and Pedestrian Walkways 2025 Plan		✓			Project will likely be integrated with CTP update to begin in 2022.

Report of Accomplishments

QUALITY OF LIFE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Continue compliance with the procedures for annual review and update of the Capital Improvements Element and Community Work Program as required by the Impact Fee Program.		✓			
2	Identify, review, and update the Comprehensive Plan and continue to monitor development to determine if the goals and objectives of the plan are being attained.		✓			
3	Coordinate with the City of Cumming to identify further opportunities for joint service delivery.		✓			
4	Implement the update to the Parks and Recreation Master Plan; update the Community Work Program to reflect resulting project list.	✓				
5	Continue to identify and implement water quality projects as part of the county's watershed improvement plan.		✓			
6	Perform public education and sponsor outreach activities related to water quality, water conservation and solid waste recycling.				✓	Keep Forsyth County Beautiful became a 501(c)(3) organization that performs functions related to public education and outreach activities concerning water quality, solid waste reduction and recycling as well as community greening and litter prevention.



Report of Accomplishments

QUALITY OF LIFE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
7	Expand best management practices related to water quality, including green infrastructure and low impact development to protect water resources.	✓				
8	Update County Water System and Sewer Distribution System Master Plans to align both plans with projections and the land use vision provided in the Comprehensive Plan.		✓			
9	Hold Work Session between County leadership and Forsyth County Schools leadership to review growth and school planning implications of newly adopted Comprehensive Plan.		✓			Meetings currently occur on an as needed basis between individual members.
10	Review open space requirements within the Unified Development Code and make revisions to maximize the utility of these areas.			✓		Included in revised CWP.
11	Continue to update existing and future conditions floodplain maps.	✓				
12	Perform mandatory stormwater management document update by addressing Georgia EPD comments.	✓				
13	Carryout land use action items 3 through 5 to help protect and provide access to the county's natural and cultural assets.	✓				
14	Develop greenspace infrastructure plan to reflect the goals and objectives of the Comprehensive Plan as it relates to green infrastructure planning.			✓		Included in revised CWP.

Report of Accomplishments

QUALITY OF LIFE		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
15	Recommend linkages between local, state and federal recreational resources and assist with the pursuit of funding to implement these linkages.			✓		Included in revised CWP.
16	Promote cultural resource protection and education through partnership with the Georgia Mountains Regional Commission and research potential protection measures that could be incorporated into code regulations.			✓		Included in revised CWP.
17	Perform mandatory update to Watershed Protection Plan to include most recent regulatory guidance.		✓			
18	Address sustainable site and building practices through review and consideration of incentives for incorporation of sustainability measures into code regulations.			✓		Included in revised CWP.



Report of Accomplishments

LIBRARY		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide Staff Support for implementation of goals and objectives for the comprehensive plan.	✓				
2	Denmark Library		✓			
3	Hampton Park Library Roof Repair		✓			
4	Hampton Park Library HVAC Replacement		✓			
5	Cumming Library/Administrative Offices HVAC Replacement		✓			
6	Sharon Forks Library HVAC Replacement		✓			
7	Hampton Park Library HVAC Replacement		✓			
8	Sharon Forks Library HVAC Replacement		✓			
9	Automated Materials Handling System for Post Road Library		✓			

Report of Accomplishments

	PUBLIC SAFETY	Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide Staff Support for implementation of goals and objectives for the comprehensive plan.	✓				
2	Fire Station 9 - Hwy 369		✓			
3	Fire Station 15 - Haw Creek		✓			
4	Fire Training Complex - Site Development		✓			
5	Fire Training Complex - Fire Academy		✓			
6	Fire Training Complex - Logistics and Supply		✓			
7	Fire Training Complex - Training Tower		✓			
8	Fire Alarm Alerting System		✓			
9	Fire Training Complex - Burn Building		✓			
10	Fire Training Complex - EVOC Course		✓			
11	Fire Station 16 - Old Federal Road		✓			
12	Fire Station 13 - Canton Highway		✓			
13	Fire Station 10 - Old Atlanta Highway		✓			
14	Fire Apparatus - Heavy Rescue Unit		✓			
15	Fire Apparatus - Hazardous Materials Unit		✓			
16	Fire Apparatus - Platform Aerial Truck		✓			
17	Fire Apparatus - New/Replacement		✓			
18	Fire Training Complex - Fire Maintenance		✓			
19	Fire Training Complex - Fire Admin		✓			



Report of Accomplishments

PARKS & REC		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide Staff Support for implementation of goals and objectives for the comprehensive plan.	✓				
2	Eagles Beak Park - Renovation		✓			
3	Big Creek Greenway - Phase 5 Development & Trailhead		✓			
6	Big Creek Greenway - Phase 5 Development & Trailhead		✓			
7	Big Creek Greenway - Renovations & Improvements		✓			
8	Sawnee Mountain Preserve - Phase 4 Master Plan & Development		✓			
9	Lanierland Park - Phase 2 Development		✓			
10	Matt Community Park - Community Recreation Center		✓			
11	Bennett Park - Master Plan and Renovations		✓			
12	Sharon Springs Park - Master Plan and Renovation		✓			
13	Midway Park - Improvements		✓			
14	Sawnee Mountain Park - Renovations		✓			
15	Coal Mountain Park - Improvements		✓			
16	Sawnee Mountain Park - Buildings & Improvements		✓			
17	Ducktown Park Improvements				✓	Dropped from 2020 Master CIP Plan.
18	South Forsyth Soccer Complex Renovations				✓	Dropped from 2020 Master CIP Plan.
19	South District Expansion and Renovation (Sharon Folks)				✓	Dropped from 2020 Master CIP Plan.
20	Fowler Park				✓	Dropped from 2020 Master CIP Plan.
21	Fowler Park Expansion				✓	Dropped from 2020 Master CIP Plan.
22	Threatt Park				✓	Dropped from 2020 Master CIP Plan.

Report of Accomplishments

ROADS		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide Staff Support for implementation of goals and objectives for the comprehensive plan.	✓				
2	Ronald Reagan Boulevard Ext Majors-Shiloh-Mcfarland - Pen12		✓			
3	Mcginis Ferry Road -Srgnt To Union Hill - PEW08		✓			
4	Sr 371 Post Rd-Sr9 To Kelly Mill - PEW22		✓			
5	Old Atlanta Phase IV & V - PEW27		✓			
	Sr 369 To Sr 9 To Sr 306 - PEW29		✓			
	Sr 369 Passing Lanes - PEW31		✓			
	Sr 306-400 To Sr 369 - PEW32		✓			
	Coal Mountain Extension/Connector - P18CM		✓			
	Sr9 At Jewell Bennett Road - PE119		✓			
	Brannon Road Sidewalk From Ronald Reagan Blvd To Old Atlanta - PEB38		✓			
	Vhilo Road At Shiloh Road East - PE139		✓			
	Trammel Road Operational Improvement At Sr20 - PE140		✓			
	Pilgrim Mill Trail From Holtzclaw Road To Tidwell Park - P20PM		✓			
	Thunder River Way - PEP82		✓			



Report of Accomplishments

WATER & SEWER		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
1	Provide Staff Support for implementation of goals and objectives for the comprehensive plan.	✓				
2	Forsyth Lanier Intake and Raw Water Pump Station		✓			
3	48" Raw Water Pipeline		✓			
4	Watson Road 1 - 36-inch		✓			
5	Keith Bridge Road 4 - 20-inch		✓			
6	Shiloh Road 1 - 12-inch		✓			
7	Old Atlanta Road 1 - 20-inch		✓			
8	Settingdown Road 1 - 24-inch		✓			
9	Cross Roads 1 - 24-inch		✓			
10	Bentley Rd 1		✓			
11	Derby Drive 1		✓			
12	Pilgrim Mill Road 1		✓			
13	Young Deer Drive 1		✓			
14	Hammonds Crossing - 16 inch		✓			
15	Matt Hwy - 36 inch		✓			
16	Keith Bridge 2 & 3 and Hurt Bridge - 36 inch		✓			
17	Water Master Plan Improvements - Tanks		✓			
18	Gwinnett / Hall Water Connections		✓			
19	Waterline Extensions (SPLOST)		✓			
20	Advanced Metering Infrastructure (AMI)		✓			
21	SR 9 - Kenniwick to Fulton (GDOT)		✓			
22	SR 9 - Fulton to McFarland (GDOT)		✓			

Report of Accomplishments

WATER & SEWER		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
23	SR 9 - McFarland to Post (GDOT)		✓			
24	SR 9 - Post to SR 141 (GDOT)		✓			
25	SR 9 - SR 141 to SR 20 (GDOT)		✓			
26	Post Road - SR 9 to SR 20 (GDOT)		✓			
27	SR 20 Widening (GDOT)		✓			
28	SR 400 @ McGinnis Ferry Road Interchange		✓			
29	McGinnis Ferry Rd - Big Creek to Sargent Rd		✓			
30	SR 9 @ Bannister Roundabout		✓			
31	WTP Expansion to 33 MGD (5 mgd expansion)		✓			
32	WTP - Taste & Odor Enhancements - 2021/22		✓			
33	WTP - Taste & Odor Enhancements - 2023/24		✓			
34	WTP Expansion to 40 MGD (7 mgd expansion)		✓			
35	SCADA & IT Improvements		✓			
36	Security / Vulnerability Assessment Upgrades		✓			
37	Water & Sewer Admin Building		✓			
38	Expansion of Maintenance Facility		✓			
39	Water Renewal & Replacement		✓			
40	Parkstone WRF Decommissioning - New Pump Station		✓			
41	Laurel Springs Gravity Upgrade		✓			
42	Sewer Master Plan Identified Upgrade Projects		✓			
43	St Marlo PS #2 Phaseout - Gravity Sewer		✓			
44	Fulton County PS Diversions - Caney Creek		✓			



Report of Accomplishments

WATER & SEWER		Complete	Underway	Postponed	Dropped	Notes: Postponed and Dropped Items
45	Shakerag Collection System		✓			
46	Church Rd Gravity Extension		✓			
47	Bottoms Rd Gravity Extension		✓			
48	Smith Dr Gravity Extension		✓			
49	Yellow Creek Gravity Extension		✓			
50	SR 9 Septic to Sewer Conversion		✓			
51	Wastewater Renewal & Replacement		✓			
52	Wastewater Line Extensions		✓			
53	Fowler WRF Expansion - 5.0 mgd total		✓			
54	Fowler WRF Expansion - 7.5 mgd total		✓			
55	Fowler WRF Expansion - 12.5 mgd total		✓			
56	Fowler to Lanier Discharge and Pipeline		✓			
57	Lanier/NE Sewer Capacity Pump Station 1 MGD		✓			
58	Shakerag Expansion - 2.5 mgd total		✓			
59	Dicks Creek Reuse Interconnect		✓			
60	Dicks Creek Plant Phase-Out		✓			

Appendix B

Public Involvement Documentation

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Community Engagement Plan

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FOSTER FORSYTH Comprehensive Plan Update (2022- 2042)

Community Engagement Plan

I. INTRODUCTION

The Community Engagement Plan (CEP) details the planned engagement activities and communication protocols that will be used throughout the duration of the Foster Forsyth Comprehensive Plan update process. It serves as a management tool for the planning team and will be updated, as determined appropriate by project leadership, during the planning process.

Project Overview

The Forsyth County Comprehensive Plan establishes the vision for future growth and development, guides rezoning decisions, and helps inform other decisions and investments related to growth and development. State law requires that Georgia communities update their comprehensive plans every five years. Forsyth County’s last comprehensive planning effort included an extensive overhaul of development policies and a new approach to growth management. Because the last update was a notable rework, this Foster Forsyth Comprehensive Plan Update will focus on fine-tuning the land use framework and associated policies. It will take stock of plan accomplishments and evaluate goals, needs and opportunities, and priorities for the next five years. Due to new state requirements, this Comprehensive Plan Update will also include the addition of a broadband services element.

The project outcome is an updated comprehensive plan document that will guide decision-making around land development planning and permitting, related County services and infrastructure, natural resource protection and conservation, economic development, and more. As such, the plan needs to be supported by the community, communicated clearly and effectively, and realistically achievable.

Inclusive Planning Process

The Comprehensive Plan is based on the community’s vision for the future, and as such, should be responsive to the needs of all community members. As professional planners, the project team is committed to helping ensure all voices of the community are heard either directly or indirectly through input channels. It is important to strive for an inclusive planning process so that the plan is truly representative of the community at large.

Project Leadership

Project leadership consists of the Forsyth County project manager, the prime consultant’s (Blue Cypress’s) principal in charge and project manager, and the subconsultant’s (Pond’s) technical lead and land use lead. **Table 1** provides the leadership team’s contact information. Project management meetings will be held biweekly throughout the duration of the project to coordinate on ongoing tasks.

Table 1. Project Leadership Contacts

Role	Name	Contact Information
County Project Manager	Vanessa Bernstein-Goldman	vdbernstein@forsythco.com
Consultant Principal In Charge	Caroline Evans	caroline.evans@bluecypress-consulting.com
Consultant Project Manager	Amanda Hatton	amanda.hatton@bluecypress-consulting.com
Technical Lead	Eric Lusher	lushere@pondco.com
Land Use Lead	Lauren Blaszyk	blaszykl@pondco.com



Engagement Overview

Context

Between 2010 and 2020, Forsyth County’s population grew from 175,511 to 251,283 people, a 43.2 percent increase. Much of this growth is driven by the quality of life, manifested in the County’s award-winning parks, highly ranked public schools, and proximity to Lake Lanier and the North Georgia mountains. The population growth precipitated Forsyth County’s transition to the Atlanta Regional Commission (ARC). As the next decade unfolds, community planning will play an important role in sustaining Forsyth County’s high quality of life. This decade brings forth new challenges that will need to be factored into the planning approach. The Foster Forsyth Comprehensive Plan Update will align community priorities and related local and regional planning efforts in a united vision.

General Approach

The Foster Forsyth Comprehensive Plan Update is structured to be a community-driven process, with active involvement of all voices of Forsyth County, including those who live, work, and play in the more developed southern portion and in more rural area of the county’s northern areas.

- The Steering Committee will guide the plan’s development, from visioning and goal setting to identification of needs and opportunities, and ultimately through the development of an implementable plan.
- The project team will gather input through stakeholder interviews, interactive public meetings and information sessions, online input channels, and interactions with County leadership and staff. The input will shape the discussions that the project team will facilitate with the Steering Committee throughout the planning process.

Engagement Goals

The project team has organized the engagement approach around the following goals:

- A. Build awareness of, generate public interest in, and promote inclusivity in the planning process through project communications
- B. Facilitate Steering Committee’s understanding of plan needs and opportunities and build consensus around plan recommendations/updates
- C. Educate the community about the impact of comprehensive planning and benefits/tradeoffs of different policies and actions
- D. Build public support for community vision and plan recommendations

Summary of Project Tasks and Engagement Activities

Community engagement is integral to the planning process. As shown in **Figure 1**, engagement activities will be conducted throughout the process and will take various forms based on the concurrent project task.

FOSTER FORSYTH Comprehensive Plan Update (2022 – 2042) Community Engagement Plan

Figure 1. Community Engagement Timeline



II. Engagement Groups and Approaches

To develop a complete picture of issues and opportunities related to future growth and development, the planning process will include interactions with a cross-section of the community. The engagement approach includes hearing from stakeholder groups and the public through various meetings and online activities throughout the planning process.

Stakeholder Groups

The following groups have important perspectives related to Forsyth County’s future growth and development. Their insights will be sought out as a part of targeted stakeholder involvement. **Table 2** provides an overview of how the stakeholder groups will inform different policy topics and plan elements.

Table 2. Stakeholder Groups

Stakeholder Group	Key Considerations
Board of Commissioners (BOC) and their district appointees	<ul style="list-style-type: none"> Which goals and objectives are not being realized? Where is the greatest need for policy interventions?
County administrative leaders	<ul style="list-style-type: none"> Has the existing Comprehensive Plan been effective? Does the County use the Comprehensive Plan to make resource allocation decisions? Are any County services inefficient or ineffective in serving the needs of the community?
Property owners and development community	<ul style="list-style-type: none"> Have the County’s Comprehensive Plan and related ordinances been favorable to economic development and meeting market needs? Which areas of the County need to have future land use policy or Unified Development Code regulations reconsidered?
Neighboring jurisdictions and regional partners	<ul style="list-style-type: none"> How is the County’s growth affecting neighboring jurisdictions? What steps need to be taken to ensure that Foster Forsyth aligns with the Atlanta Regional Commission’s plans?
Organizations that represent disadvantaged and underserved groups	<ul style="list-style-type: none"> Are any County services inefficient or ineffective in serving the needs of the community? What are the biggest issues experienced by disadvantaged populations in the County? Which strategies are currently being used to address affordable housing challenges or related needs such as access to jobs/transportation and how can they be improved through the comprehensive plan?
Special interest groups, e.g., Board of Commissioners Student Government Academy	<ul style="list-style-type: none"> Where are needs not being met by the County’s existing programs? How can County policies and programs help accommodate the needs of unique groups? What is the impact of growth on community facilities and infrastructure? (e.g., schools, transportation, water/sewer, broadband)

Stakeholder Interviews

Stakeholder interviews will allow the project team to gain insight into the needs and priorities of different groups within the community. The project team will hold up to 15 interviews with a variety of stakeholders. Interviewees will be identified by the County, with additional guidance by the consultant team. Interviewees will include appointees by each member of the BOC, County administrative leaders,

FOSTER FORSYTH Comprehensive Plan Update (2022 – 2042) Community Engagement Plan

and a mix of representatives from the business and economic development community, organizations that represent those unlikely to participate in the planning process, and other special interest groups, as determined appropriate by project leadership.

These interviews will be held in a 30–45-minute window, via remote videoconferencing, to ease participation and scheduling by all. If needed to accommodate participation, the project team will conduct some of the stakeholder interviews in person. The County will initiate contact with all interviewees and the consultant team will coordinate scheduling of virtual interviews and in-person interviews, as requested, in coordination with the County’s project manager.

Steering Committee

The Steering Committee drives the planning process, and as a result, it is important that engagement with this committee is focused and results in meaningful conversations and consensus building. The County has selected committee members who represent various areas of the County and interests, in keeping with the state regulations for local comprehensive planning. **Table 3** provides the composition of the committee. The County will initiate contact with the Steering Committee and schedule all in-person committee meetings.

Table 3. Steering Committee Members

Steering Committee Member	Affiliation
Kerry Hill	Representative from BOC District 1
Kathy Autry	Representative from BOC District 2
James Daniel	Representative from BOC District 3
Ricky Bryan	Representative from BOC District 4
Jennifer Parsons	Representative from BOC District 5
Alfred John	Forsyth County BOC member
Vivian Vakili	Economic Development/Forsyth County staff member

Steering Committee Meeting Approach

The Steering Committee meetings are strategically timed for points in the planning process where decisions must be made. As shown in **Table 4**, the Steering Committee will have the opportunity to review and provide feedback on project materials during each major phase of the project.

Table 4. Steering Committee Meeting Breakdown

Steering Committee Meeting #	Project Phase and Anticipated Timing	Meeting Goals
Meeting #1	Phase 3: Visioning <i>November 2021</i>	<ul style="list-style-type: none"> • Educate the Steering Committee on their role as plan advocates • Present existing conditions and trends data • Gain input on draft community questionnaire and interactive meeting series activities • Identify focus areas for updating the future land use plan
Meeting #2	Phase 4: Implementation Planning <i>January 2022</i>	<ul style="list-style-type: none"> • Review public input on community vision • Gain feedback on needs and opportunities • Determine policy direction • Consider adjustments to the Community Character Map



Steering Committee Meeting #	Project Phase and Anticipated Timing	Meeting Goals
Meeting #3	Phase 4: Implementation Planning <i>April 2022</i>	<ul style="list-style-type: none"> • Refine Community Character Map • Review priorities actions to be included in Community Work Program, particularly those related to land use

Community Engagement

The project team will use a hybrid approach for engaging with the public – leveraging technology, when possible, to ease and increase participation – and meeting people in person where one-on-one interaction to connect with community members is needed or individuals may not otherwise participate.

Interactive Meeting Series

Each public meeting series will include three live meetings, two in-person and one online via Zoom, which will be recorded and posted to the website in a consolidated format. **Table 5** includes the topics to be addressed through the interactive meetings.

Table 5. Interactive Meeting Series Breakdown

Interactive Meeting Series #	Project Phase and Anticipated Timing	Meeting Topics
Meeting Series #1	Phase 3: Visioning <i>December 2021</i> <ul style="list-style-type: none"> • 12/08 (6-8pm) – Fowler Park Community Room • 12/14 (6-8pm) – Central Park Banquet Room • 12/15 (6-8pm) – Virtual Meeting Over Zoom 	<ul style="list-style-type: none"> • Introduce the planning process • Provide an overview of previous Foster Forsyth Comprehensive Plan and accomplishments • Provide education/context for providing input through review of existing conditions/trends/related plans • Solicit input through interactive mapping activities and other channels
Meeting Series #2	Phase 4: Implementation Planning <i>February 2022</i> <i>Details TBD</i>	<ul style="list-style-type: none"> • Review results of the visioning questionnaire and other input mechanisms • Garner feedback on the draft goals, needs and opportunities • Hear opinions on priority implementation items

Community Visioning Questionnaire

A web-based questionnaire will be utilized to broaden the plan’s reach and hear from a wider audience regarding preferences related to growth and development. The questionnaire will coincide with Public Meeting Series #1 and other input mechanisms that may be incorporated online as determined appropriate by the project team.

FOSTER FORSYTH Comprehensive Plan Update (2022 – 2042) Community Engagement Plan

Plan Information Sessions

The project team will host up to two in-person informal, informational open houses at the Fowler and Central Park Recreation Centers. These sessions will be held on the same or back-to-back days to allow for efficiency in setup. The in-person information sessions will be paired with a Zoom meeting. Draft plan documents will be posted for a one-month public comment period, starting one week before the Plan Information Session. Dates for these meetings will be set after release of Forsyth County's 2022 official meeting schedule.

Map Input Tool

An online map feedback tool, Social Pinpoint, will be available on the project website as part of Meeting Series #1 and Meeting Series #2. The intent of the online tool is to replicate the exercises that will be carried out with the public at the in-person meetings. The online tool will be coupled with an in-person version of the mapping activity. It is anticipated that each online map input tool will be available for two to three weeks during each input series but this period may be extended as agreed upon by leadership team. These exercises are detailed below.

Meeting Series #1 Iteration

During the visioning phase of the project, two map input exercises will be carried out:

1. A “**Change and Preserve**” (or similar) exercise will be utilized to indicate, with different colored pins or markers, parts of Forsyth that the community believes: 1. require more attention, 2. would benefit from change, or 3. would like to see preserved. For the online map, participants can view pins left by previous participants and use an up and down voting system to indicate their agreement or disagreement with others’ comments. This feature allows the project team to not only register the initial comments and direction from individual participants but also develop an understanding of the relative intensity and passion for certain positions. Following the engagement activities, the raw results of this mapping exercises will be overlaid using spatial analysis techniques to produce a composite map summarizing the cumulative vision from the community.
2. An “**Urban Scale**” exercise will also utilize the map features to understand attitudes about the intensity of development in the community. This activity will build upon the terminology and format of the County’s current Community Character Map. As with the change and preserve analysis, the raw results have up and down voting components that will be combined with spatial analysis to develop a composite map of results. These results are then cross referenced with the existing Community Character Map to further understand where refinements may be necessary.

Meeting Series #2 Iteration

Once refinements to the Community Character Map have been made as a part of the visioning phase, another series of in-person and online interactive map activities will be utilized to confirm agreement and concurrence with the draft map as a part of the implementation planning phase.



Public Outreach Menu

Exhibit A provides additional public outreach activities beyond the methods discussed throughout the CEP. The project team will only carry out these activities at the direction of the County.

Formal Presentations

Public Hearings

Per the Georgia Department of Community Affairs minimum standards and procedures for comprehensive planning, the planning process will include public hearings at official County public meetings. These hearings mark the beginning and end of the official engagement process.

- **Public Kickoff Meeting:** The presentation will highlight the planning process, goals, and ways for the community to connect with the project and provide input.
- **Planning Commission and BOC Transmittal Hearings:** These presentations will provide an overview of the draft plan elements and allow for comments from the public on the draft plan.

Presentation to BOC

The project team will attend one BOC meeting following the regional and state plan review to present findings and answer any questions about the final document to support plan adoption.

III. Communications

Overview

Effective communication is vital to the success of any planning process. The project team will use multiple communication methods to engage the community throughout the planning process and keep the public up to date on input activities and project milestones.

Communications Roles

Project Team

Members of the project team will have different responsibilities based on the communication task at hand. **Table 6** provides a schematic of how the communications will be handled.

Table 6. Communications Responsibilities

Communications Task	Role	Blue Cypress	Forsyth County Project Manager	Forsyth County Communications Team
Newsletter Information	Drafting	X		
	Reviewing		X	X
	Distributing			X
Project Email Updates (via Wix)	Drafting	X		
	Reviewing		X	X
	Distributing	X		
Social Media Posts	Drafting	X		
	Reviewing		X	X
	Distributing			X
Press Releases	Drafting	X		
	Reviewing		X	X
	Distributing			X
Project Information Sheet	Drafting	X		
	Reviewing		X	
	Distributing	X		
Project Videos	Drafting	X		
	Reviewing		X	X
	Distributing	X		X

Steering Committee

The project team will request help from the formal Steering Committee to share project communications. The Steering Committee members will be added to the project email distribution list so that they will receive notifications about public participation opportunities. The Steering Committee members can help promote the Comprehensive Plan Update by resharing project posts on their personal or organizational social media accounts, websites, emails, community boards, and any other mechanisms they currently utilize for information sharing. This will provide the project team an opportunity to better connect with underserved and disadvantaged populations as well as others with whom the Steering Committee members may interact.



Branding and Communications Tools

Project Logo, Color Scheme, Fonts

The project team will follow the Forsyth County Brand Guidelines for logos, fonts, and colors. This will allow the project to maintain cohesiveness with all current County materials and documents. At the start of the planning process, Blue Cypress will put together a project branding package, including document template, PowerPoint template, base map, website template options, and any proposed updates to the Foster Forsyth comprehensive plan logo for use during the planning process.

Interactive Website

The project team will create and maintain a project website that will serve as the public outlet for information regarding the Comprehensive Plan Update. The project site will be continuously updated throughout the project lifetime and will give the public access to project-related documents, project background information, schedules, and contact information. The site will highlight ways for the community to provide feedback and get involved, including upcoming meetings and events, and serve as the launchpad for web-based input activities. The website's URL and QR code will be used on all printed and electronic engagement materials allowing the public quick access to the site for project details and online activities.

The project website will link to a landing page on the County's website so that community members can easily navigate between the two. The County will also feature the planning process on the County's home page to help raise community awareness of the planning process.

Promotional Tools

The following promotional tools will be utilized by the project team to promote public input opportunities and project milestones.

- **Newsletter:** The project team will coordinate and send information to the Forsyth County Communications team to be included in the County's email newsletter, as appropriate depending on upcoming project activities. This information will include a combination of project updates, details on upcoming events, and/or ways to for the community to participate. (*Timing: Submit to County two weeks before end of month for inclusion in next month's newsletter.*)
- **Project Email Updates:** Email campaigns will be used to communicate project events, activities, and milestones to the project outreach list. These emails will be sent via the website platform (Wix), to all contacts who signed up to receive updates. (*Timing: Varies, depending on purpose of email campaign.*)
- **Social Media:** Social media content and posts will be drafted and shared with the Forsyth County Communications Team to publicize information about project events and plan updates. Social media posts should be distributed across all existing Forsyth County social media channels. (*Timing: Submit to County at least one week ahead of desired posting date.*)
- **Press Releases:** Press releases regarding upcoming meetings and events will be drafted by the project team and shared with the Forsyth County Communications team to be shared via the County's existing communications outlets. (*Timing: Submit to County at least three days ahead of desired posting date.*)
- **Project Sheet:** A project sheet will be created by the project team as part of the project kickoff process. This one-page project overview will feature the main goals of the public, details on how

FOSTER FORSYTH Comprehensive Plan Update (2022 – 2042) Community Engagement Plan

to stay in the loop with project information, and project contacts. (*Timing: Submit to County ahead of BOC Kick-off Hearing*)

- **Kickoff Video:** A Kickoff Video will be created by the project team at the beginning of the project process. This video will feature the main ideas of the Comprehensive Plan Update to educate the public on what they can expect from this planning effort. (*Timing: To be prepared ahead of Public Meeting Series 1.*)

IV. Monitoring our Success

Monitoring Methods

It is important to track and report the project’s engagement statistics so that the public will have confidence that the plan is responsive to their needs. The engagement goals, along with targets and monitoring tools, are captured in **Table 7**.

Table 7. Engagement Monitoring

Engagement Goal	Monitoring Tools
A. Build awareness of, generate public interest in, and promote inclusivity in the planning process through project communications	<ul style="list-style-type: none"> • Project email subscriptions • Project social media and website statistics • Public meeting sign-in lists • Zoom (or other videoconferencing platform) analytics
B. Facilitate Steering Committee’s understanding of plan needs and opportunities and build consensus around plan recommendations/updates	<ul style="list-style-type: none"> • Feedback on draft plan elements through phases in planning process
C. Educate the community about the impact of comprehensive planning and benefits/tradeoffs of different policies and actions	<ul style="list-style-type: none"> • Meeting evaluation surveys • Input from in-person and virtual input activities
D. Build public support for community vision and plan recommendations	<ul style="list-style-type: none"> • Public meeting sign-in lists and input • Analytics from in-person/web-based map feedback tools • Polling input collected at meetings

Reporting Approach

Engagement statistics will be shared with the County on a regular basis at the biweekly project management meetings. The final plan will include summaries of the public participation and input gathered through each engagement activity.

Adapting Strategies

Throughout the planning process, the project team will assess whether the engagement goals are on track. If it appears that certain methods are ineffective, the project team will recommend ways to alter strategies. The County may refer to the public outreach menu (available in **Exhibit A**) for some potential options for boosting participation.



V. Exhibits

Exhibit A. Public Outreach Menu

Activity	Recommended Project Phase	Overview
Pop up tent at Community event	Tasks 3 + 4	Provides information about planning efforts and ways to provide input on fly, opportunity for tablet surveys
Virtual presentations to community groups	Tasks 1 thru 5	A one-hour meeting to provide general information about the plan and collect input
Project gallery at County Administrative Building	Tasks 1 thru 5	A revolving station that retains information about the project for the public
Project banner and yard signs for posting throughout county	Tasks 1 thru 4	Design, printing, and distribution of materials throughout the community
Focus group discussions	Task 3	Offers opportunity to hear from unique stakeholder groups and ensure their input is incorporated. Groups could include high school students, businesses, developers, or others
Non-hearing briefing of plan update progress to the BOC	Tasks 2, 3 or 4	Keeps BOC up to date on plan, following kickoff hearing and initial interviews
Short (1-2 mins) educational videos to help inform community members of important topics at different periods in the planning process	Tasks 3 + 4	These videos are intended to be informal, hosted by members of the planning team with insights, quotes, or tidbits of information from County staff, partners, or others
4 th Steering Committee Option	As needed	Should additional discussion or contact points be desired by County or needed with committee

Public Hearing Ads

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NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing to introduce the purpose, process, and community engagement plan for the Forsyth County Comprehensive Plan Update at the Board's meeting on Thursday, October 21, 2021 at 5:00 p.m. in the Commissioners' Meeting Room, Suite 220 of the Forsyth County Administration Building. The purpose of the public hearing shall be for public review and comment.

If you wish to speak at the public hearing before the Board of Commissioners, you will be required to provide your name and address to staff prior to speaking. In addition, as a result of continued coronavirus restrictions, participation in the public hearings is also available by phone and virtually. Information related to these alternative methods of participation may be found on the County's website at www.forsythco.com or by contacting the Department of Planning and Community Development at 770-781-2115 ext. 2840.

Further information may be obtained by making an appointment with Department of Planning & Community Development planning staff. Staff is available in person or virtually, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m. To schedule an appointment, please contact staff at 770-781-2115 ext. 2840 during regular business hours (8:30 a.m. to 5:00 p.m.).

Legal Ad Run Date: Wednesday, October 6, 2021

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing to introduce the purpose, process, and community engagement plan for the Forsyth County Comprehensive Plan Update at the Board's meeting on Thursday, October 21, 2021 at 5:00 p.m. in the Commissioners' Meeting Room, Suite 220 of the Forsyth County Administration Building. The purpose of the public hearing shall be for public review and comment.

If you wish to speak at the public hearing before the Board of Commissioners, you will be required to provide your name and address to staff prior to speaking. In addition, as a result of continued coronavirus restrictions, participation in the public hearings is also available by phone and virtually. Information related to these alternative methods of participation may be found on the County's website at www.forsythco.com or by contacting the Department of Planning and Community Development at 770-781-2115 ext. 2840.

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56329 10/6

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Planning Commission will hold a public hearing regarding a partial update to the Comprehensive Plan on Tuesday, June 28, 2022 at 6:30 p.m. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The public hearing will be held in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. If you wish to speak at the public hearing before the Planning Commission, you will be required to provide your name and address to staff prior to speaking. In addition, as a result of continued coronavirus restrictions, participation in the public hearings is also available by phone and virtually. Information related to these alternative methods of participation may be found on the County's website at www.forsythco.com or by contacting the Department of Planning and Community Development at 770-781-2115 ext. 2840.

The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m.

Amendments related to partial update of Comprehensive Plan

Legal Ad Run Date: Wednesday, June 8, 2022

Public Hearings

NOTICE OF PUBLIC HEARINGS
Notice is hereby given that the Forsyth County Planning Commission will hold a public hearing regarding a partial update to the Comprehensive Plan on Tuesday, June 28, 2022 at 6:30 p.m. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend. The public hearing will be held in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. If you wish to speak at the public hearing before the Planning Commission, you will be required to provide your name and address to staff prior to speaking. In addition, as a result of continued coronavirus restrictions, participation in the public hearings is also available by phone and virtually. Information related to these alternative methods of participation may be found on the County's website at www.forsythco.com or by contacting the Department of Planning and Community Development at 770-781-2115 ext. 2840. The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m. Amendments related to partial update of Comprehensive Plan.

108507 6/8

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing regarding a partial update to the Comprehensive Plan at the Board’s meeting on Thursday, July 7, 2022, at 5:00 p.m. in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m.

Amendments related to partial update of Comprehensive Plan

Legal Ad Run Date: Wednesday, June 22, 2022

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing regarding a partial update to the Comprehensive Plan at the Board’s meeting on Thursday, July 7, 2022, at 5:00 p.m. in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m.

109021 6/22



NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing regarding a partial update to the Comprehensive Plan at the Board's meeting on Thursday, August 4, 2022, at 5:00 p.m. in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m.

Amendments related to partial update of Comprehensive Plan

Legal Ad Run Date: Wednesday, July 20, 2022

Public Hearings

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Forsyth County Board of Commissioners will hold a public hearing regarding a partial update to the Comprehensive Plan at the Board's meeting on Thursday, August 4, 2022, at 5:00 p.m. in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia. The purpose of the public hearing shall be to present a draft of an updated Comprehensive Plan based on public feedback gathered in 2021-2022. All residents and any other affected and/or interested persons are invited and encouraged to attend.

The Comprehensive Plan draft may be viewed online or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday between the hours of 8:30 a.m. to 5:00 p.m.

Amendments related to partial update of Comprehensive Plan

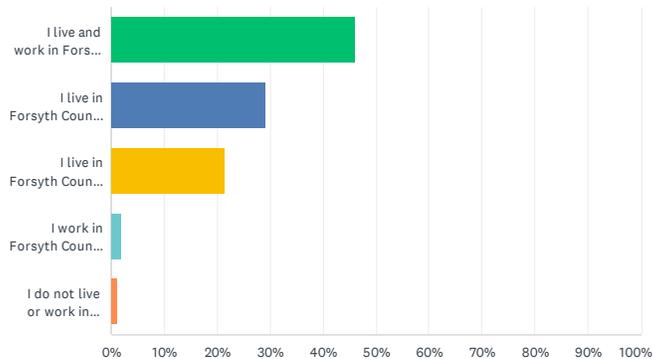
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Community Questionnaire Summary Results

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Q1 Which of the following best describes your relationship to Forsyth County?

Answered: 413 Skipped: 3

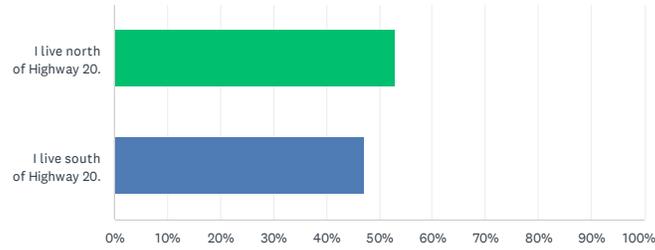


ANSWER CHOICES	RESPONSES	
I live and work in Forsyth County	46.00%	190
I live in Forsyth County and work elsewhere	29.30%	121
I live in Forsyth County but do not currently work	21.55%	89
I work in Forsyth County and live elsewhere	1.94%	8
I do not live or work in Forsyth County	1.21%	5
TOTAL		413



Q2 You indicated that you live in Forsyth County. Which of the following best describes where you live?

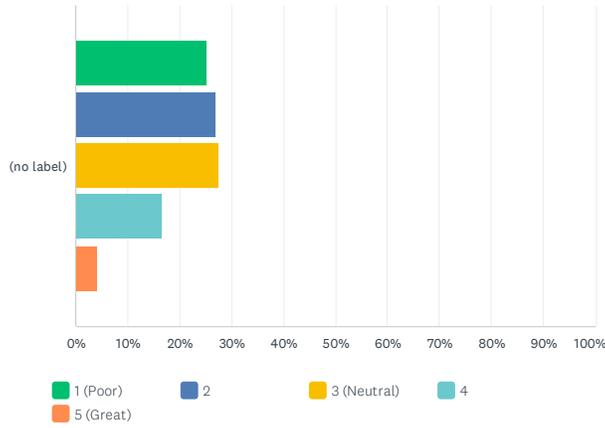
Answered: 391 Skipped: 25



ANSWER CHOICES	RESPONSES
I live north of Highway 20.	52.94% 207
I live south of Highway 20.	47.06% 184
TOTAL	391

Q3 On a scale of 1 to 5 (with 1 being poorly, 3 neutral, and 5 being great), how well is Forsyth County doing at achieving this vision?

Answered: 343 Skipped: 73

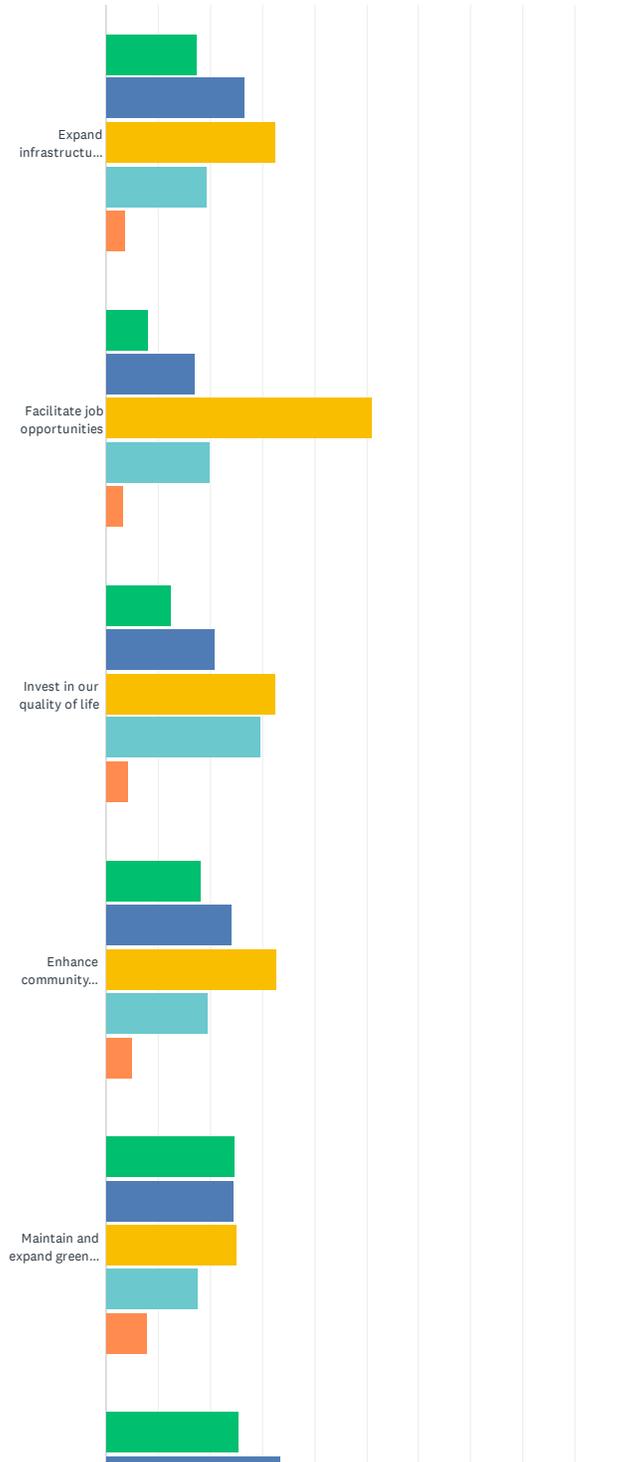


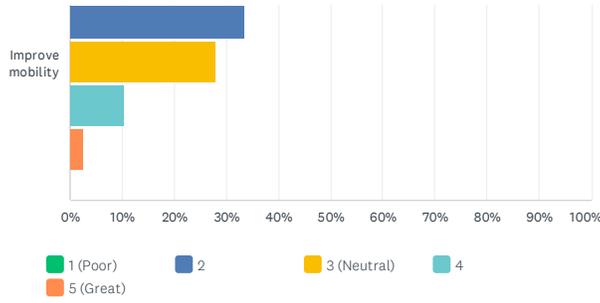
	1 (POOR)	2	3 (NEUTRAL)	4	5 (GREAT)	TOTAL	WEIGHTED AVERAGE
(no label)	25.07% 86	26.82% 92	27.41% 94	16.62% 57	4.08% 14	343	2.48



Q4 On a scale of 1 to 5 (with 1 being poorly, 3 neutral, and 5 being great), how well is Forsyth County doing at working toward each of the below goals identified in our last update to the comprehensive plan?

Answered: 345 Skipped: 71



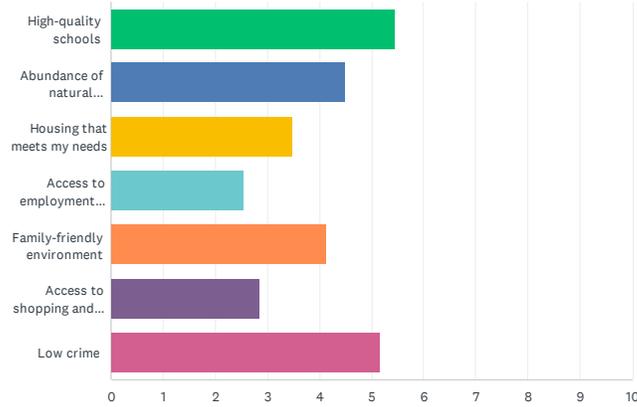


	1 (POOR)	2	3 (NEUTRAL)	4	5 (GREAT)	TOTAL	WEIGHTED AVERAGE
Expand infrastructure that furthers our vision for growth and development	17.44% 60	26.74% 92	32.56% 112	19.48% 67	3.78% 13	344	2.65
Facilitate job opportunities	8.14% 28	17.15% 59	51.16% 176	20.06% 69	3.49% 12	344	2.94
Invest in our quality of life	12.50% 43	20.93% 72	32.56% 112	29.65% 102	4.36% 15	344	2.92
Enhance community character	18.26% 63	24.06% 83	32.75% 113	19.71% 68	5.22% 18	345	2.70
Maintain and expand green space	24.78% 85	24.49% 84	25.07% 86	17.78% 61	7.87% 27	343	2.59
Improve mobility	25.58% 88	33.43% 115	27.91% 96	10.47% 36	2.62% 9	344	2.31



Q5 Which of the following do you consider to be the most important contributors to quality of life in Forsyth County? Please rank in order from 1 to 6, with 1 being your top priority. You may click and drag, or use the arrow drop down to select each ranking.

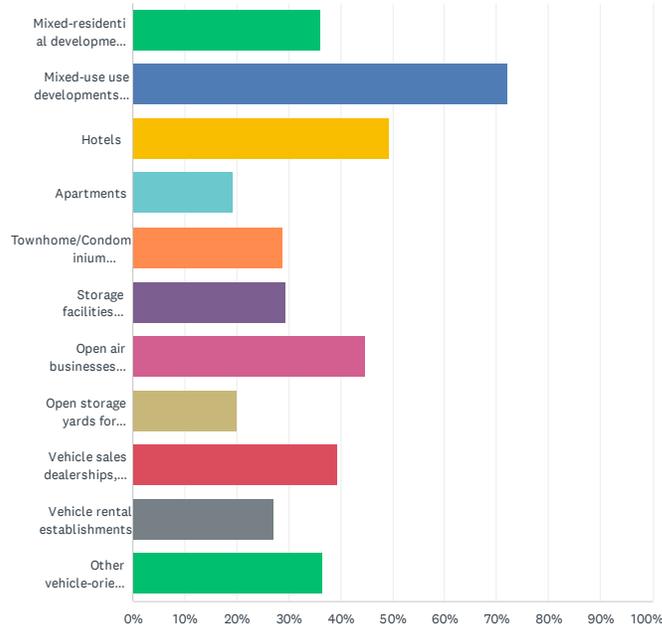
Answered: 347 Skipped: 69



	1	2	3	4	5	6	7	TOTAL	SCORE
High-quality schools	39.76% 134	19.58% 66	14.54% 49	11.87% 40	4.75% 16	5.64% 19	3.86% 13	337	5.45
Abundance of natural resources and parks	14.93% 50	20.30% 68	17.91% 60	14.93% 50	15.52% 52	11.64% 39	4.78% 16	335	4.50
Housing that meets my needs	7.29% 25	10.20% 35	12.83% 44	15.45% 53	17.20% 59	22.45% 77	14.58% 50	343	3.49
Access to employment centers in the region	1.19% 4	5.64% 19	7.72% 26	11.57% 39	16.91% 57	20.77% 70	36.20% 122	337	2.55
Family-friendly environment	6.85% 23	16.07% 54	20.54% 69	19.64% 66	18.45% 62	13.10% 44	5.36% 18	336	4.13
Access to shopping and entertainment destinations	1.18% 4	4.71% 16	10.29% 35	16.47% 56	20.88% 71	23.24% 79	23.24% 79	340	2.86
Low crime	30.14% 104	23.48% 81	17.10% 59	10.72% 37	7.25% 25	3.19% 11	8.12% 28	345	5.17

Q6 Select all land uses and business types below that you consider to be appropriate in regional nodes.

Answered: 244 Skipped: 172

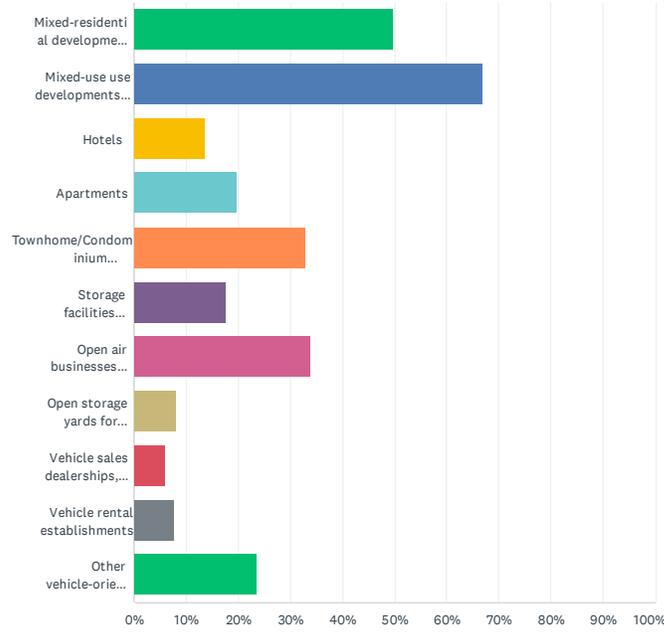


ANSWER CHOICES	RESPONSES
Mixed-residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, apartments, and other forms of attached housing such as duplexes/quadrplexes	36.07% 88
Mixed-use developments that offer a combination of retail, office, and residential	72.13% 176
Hotels	49.18% 120
Apartments	19.26% 47
Townhome/Condominium developments	28.69% 70
Storage facilities including mini-warehouses, climate controlled multi-story storage buildings, and outdoor recreational vehicle storage (RVs, boats)	29.51% 72
Open air businesses (garden supply, rock yards, building materials, flea markets, statuary, etc.)	44.67% 109
Open storage yards for vehicular and material storage related to commercial and light industrial uses	20.08% 49
Vehicle sales dealerships, new and used	39.34% 96
Vehicle rental establishments	27.05% 66
Other vehicle-oriented uses – car washes, vehicle service and repair businesses, collision centers, fuel stations	36.48% 89
Total Respondents: 244	



Q7 Select all land uses and business types below that you consider to be appropriate in community nodes.

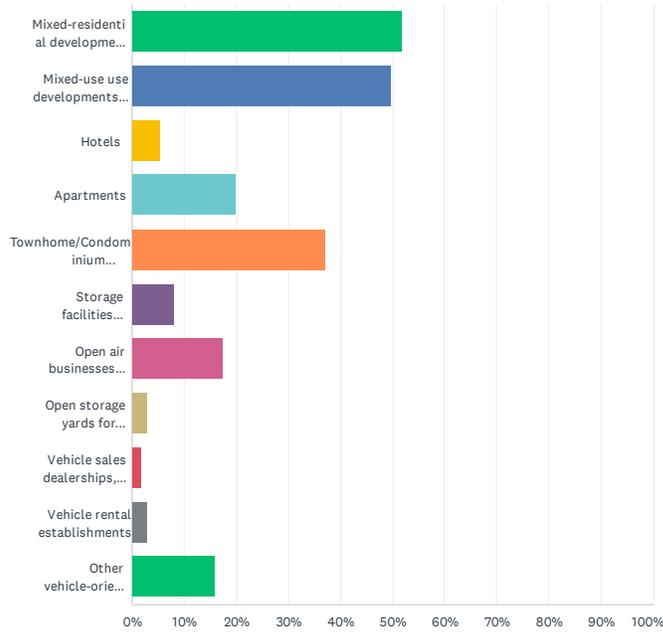
Answered: 233 Skipped: 183



ANSWER CHOICES	RESPONSES
Mixed-residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, apartments, and other forms of attached housing such as duplexes/quadrplexes	49.79% 116
Mixed-use use developments that offer a combination of retail, office, and residential	66.95% 156
Hotels	13.73% 32
Apartments	19.74% 46
Townhome/Condominium developments	33.05% 77
Storage facilities including mini-warehouses, climate controlled multi-story storage buildings, and outdoor recreational vehicle storage (RVs, boats)	17.60% 41
Open air businesses (garden supply, rock yards, building materials, flea markets, statuary, etc.)	33.91% 79
Open storage yards for vehicular and material storage related to commercial and light industrial uses	8.15% 19
Vehicle sales dealerships, new and used	6.01% 14
Vehicle rental establishments	7.73% 18
Other vehicle-oriented uses – car washes, vehicle service and repair businesses, collision centers, fuel stations	23.61% 55
Total Respondents: 233	

Q8 Select all land uses and business types below that you consider to be appropriate in neighborhood nodes.

Answered: 199 Skipped: 217

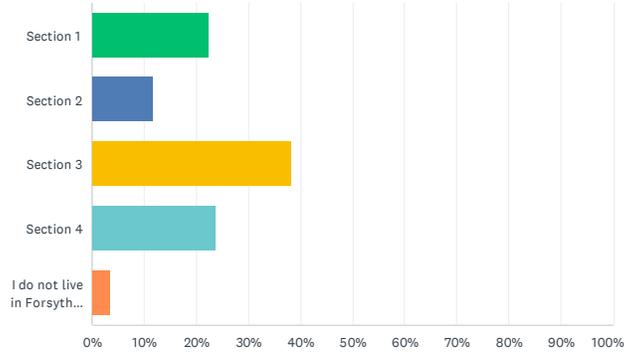


ANSWER CHOICES	RESPONSES
Mixed-residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, apartments, and other forms of attached housing such as duplexes/quadrplexes	51.76% 103
Mixed-use developments that offer a combination of retail, office, and residential	49.75% 99
Hotels	5.53% 11
Apartments	20.10% 40
Townhome/Condominium developments	37.19% 74
Storage facilities including mini-warehouses, climate controlled multi-story storage buildings, and outdoor recreational vehicle storage (RVs, boats)	8.04% 16
Open air businesses (garden supply, rock yards, building materials, flea markets, statuary, etc.)	17.59% 35
Open storage yards for vehicular and material storage related to commercial and light industrial uses	3.02% 6
Vehicle sales dealerships, new and used	2.01% 4
Vehicle rental establishments	3.02% 6
Other vehicle-oriented uses – car washes, vehicle service and repair businesses, collision centers, fuel stations	16.08% 32
Total Respondents: 199	



Q9 If you are a county resident, which section of the county do you reside in?

Answered: 273 Skipped: 143

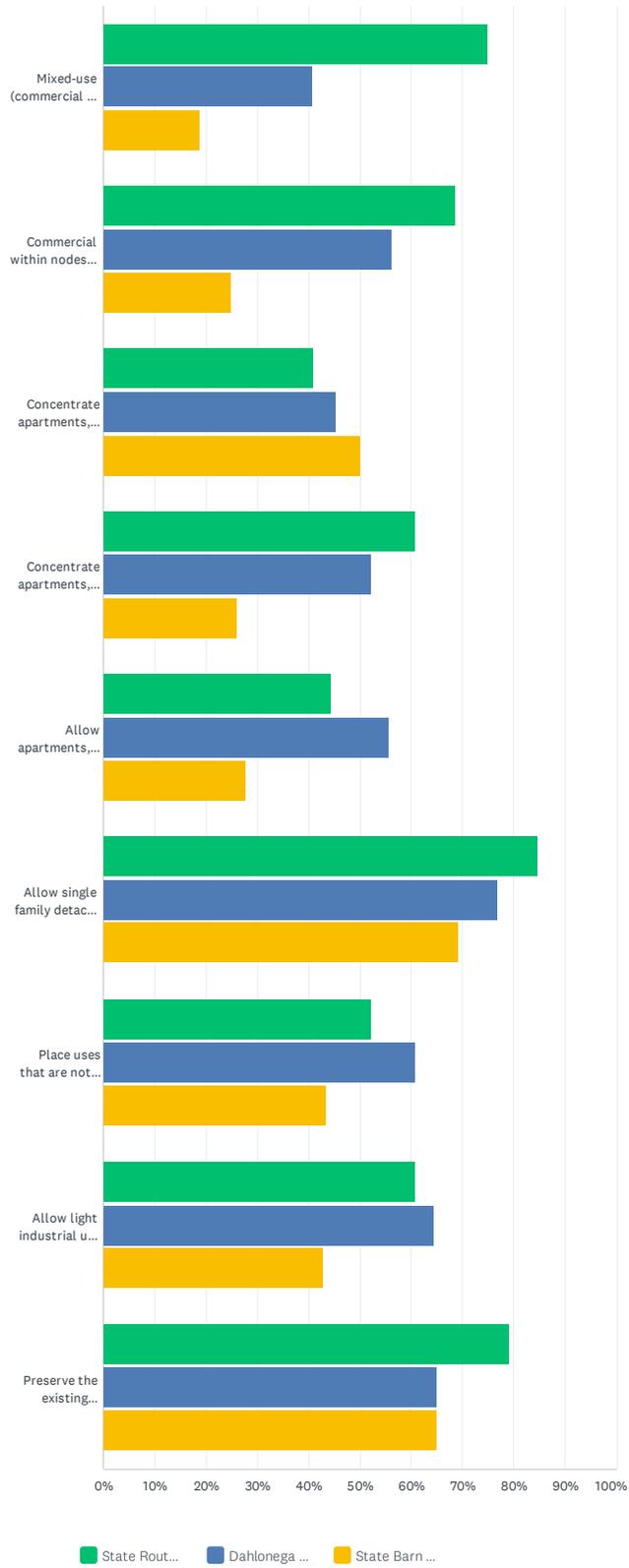


ANSWER CHOICES	RESPONSES	
Section 1	22.34%	61
Section 2	11.72%	32
Section 3	38.46%	105
Section 4	23.81%	65
I do not live in Forsyth County.	3.66%	10
TOTAL		273

Q10 Section 1: Please indicate your preferences for future development along each corridor below. You may select more than one.

Answered: 52 Skipped: 364



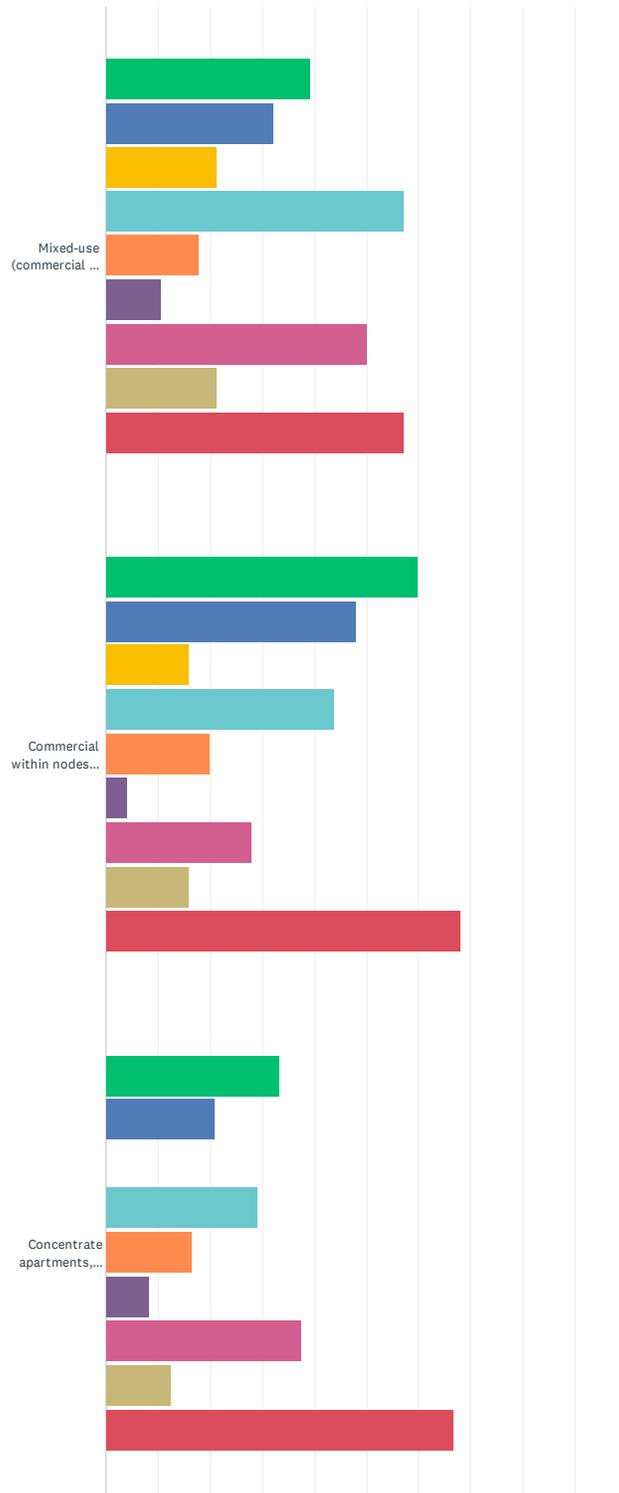


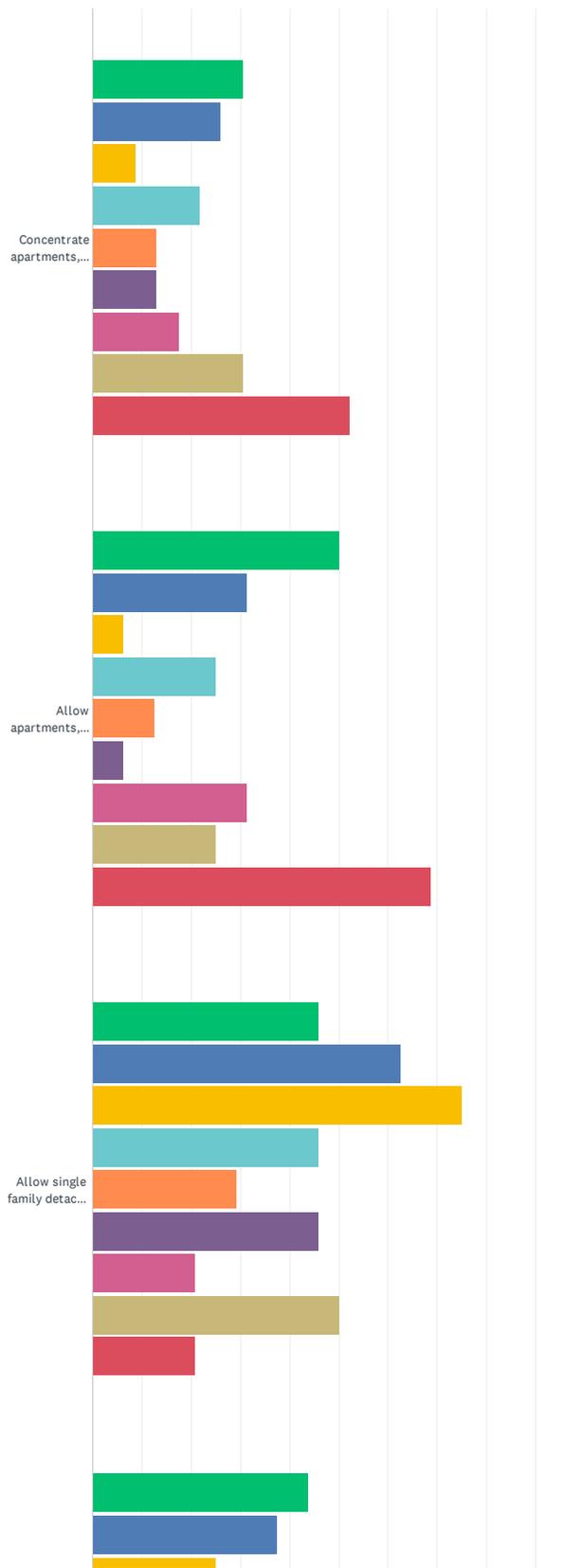
	STATE ROUTE 369/MATT HIGHWAY	DAHLONEGA HIGHWAY/STATE ROUTE 9	STATE BARN ROAD	TOTAL RESPONDENTS
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	75.00% 24	40.63% 13	18.75% 6	32
Commercial within nodes and along key intersections	68.75% 22	56.25% 18	25.00% 8	32
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	40.91% 9	45.45% 10	50.00% 11	22
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	60.87% 14	52.17% 12	26.09% 6	23
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	44.44% 8	55.56% 10	27.78% 5	18
Allow single family detached residential	84.62% 33	76.92% 30	69.23% 27	39
Place uses that are not pedestrian/bike friendly away from nodes	52.17% 12	60.87% 14	43.48% 10	23
Allow light industrial uses along the corridor	60.71% 17	64.29% 18	42.86% 12	28
Preserve the existing character of the corridor	79.07% 34	65.12% 28	65.12% 28	43

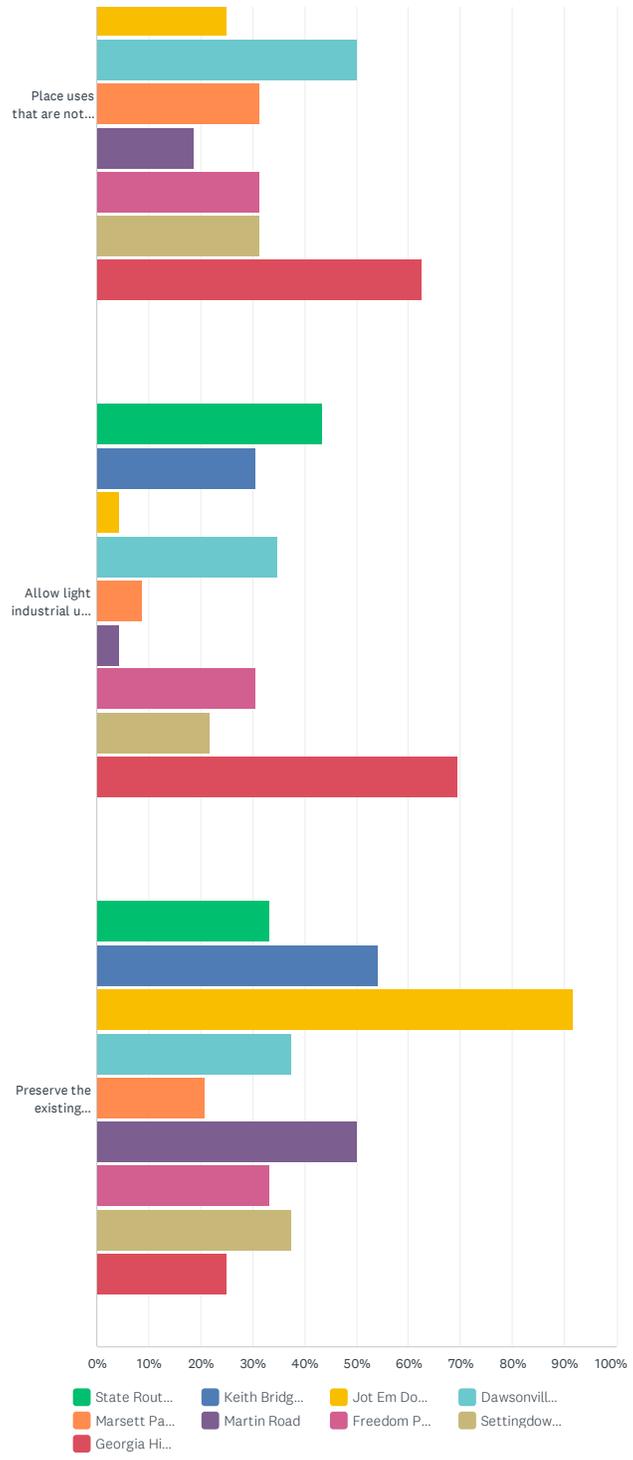


Q11 Section 2: Please indicate your preferences for future development along each corridor below. You may select more than one.

Answered: 31 Skipped: 385





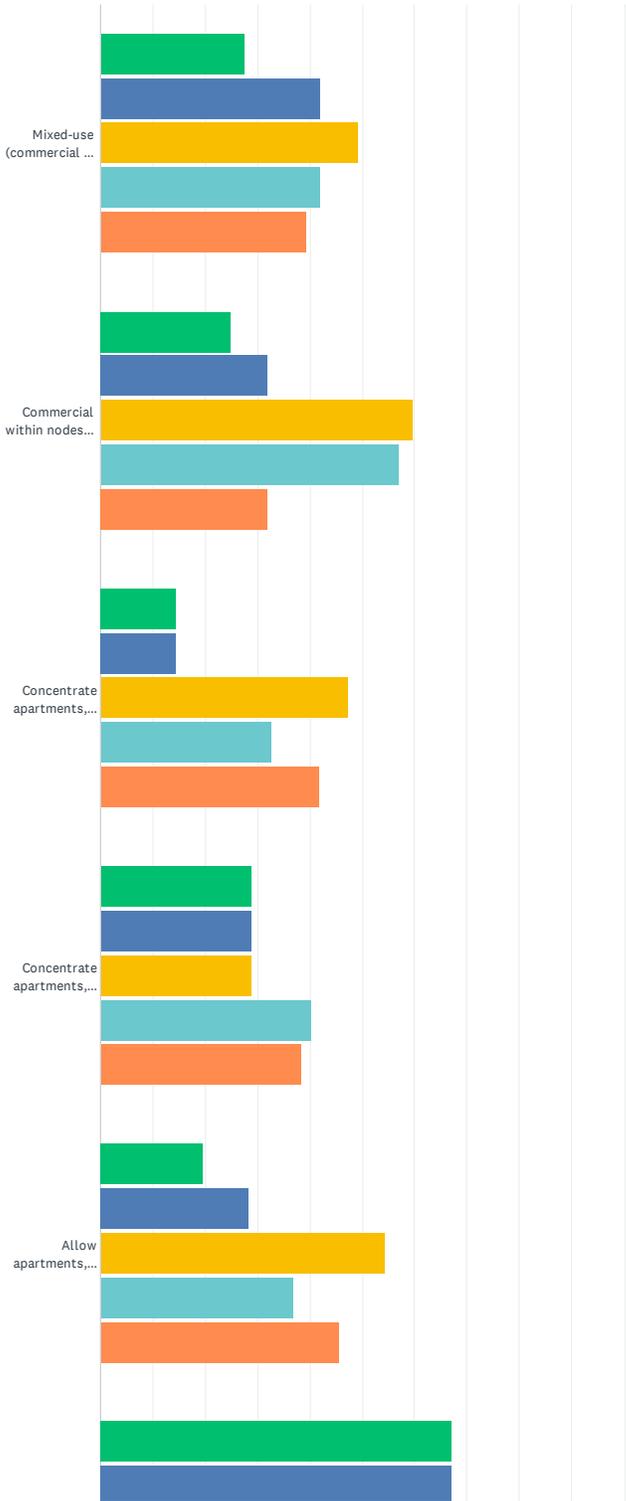


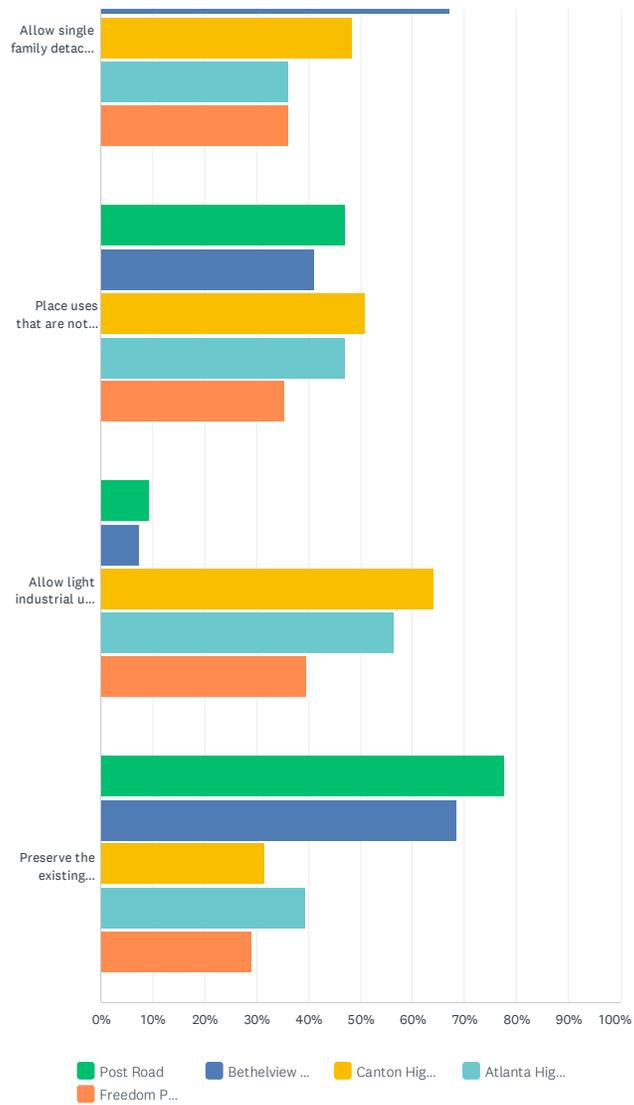
	STATE ROUTE 369/BROWNS BRIDGE ROAD	KEITH BRIDGE ROAD/STATE ROUTE 306	JOT EM DOWN ROAD	DAWSONVILLE HIGHWAY/STATE ROUTE 53	MARSETT PARKWAY	MARTIN ROAD	FREEDOM PARKWAY	SETTINGDOWN ROAD	GEORGIA HIGHWAY 400	TOTAL RESP
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	39.29% 11	32.14% 9	21.43% 6	57.14% 16	17.86% 5	10.71% 3	50.00% 14	21.43% 6	57.14% 16	
Commercial within nodes and along key intersections	60.00% 15	48.00% 12	16.00% 4	44.00% 11	20.00% 5	4.00% 1	28.00% 7	16.00% 4	68.00% 17	
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	33.33% 8	20.83% 5	0.00% 0	29.17% 7	16.67% 4	8.33% 2	37.50% 9	12.50% 3	66.67% 16	
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	30.43% 7	26.09% 6	8.70% 2	21.74% 5	13.04% 3	13.04% 3	17.39% 4	30.43% 7	52.17% 12	
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	50.00% 8	31.25% 5	6.25% 1	25.00% 4	12.50% 2	6.25% 1	31.25% 5	25.00% 4	68.75% 11	
Allow single family detached residential	45.83% 11	62.50% 15	75.00% 18	45.83% 11	29.17% 7	45.83% 11	20.83% 5	50.00% 12	20.83% 5	
Place uses that are not pedestrian/bike friendly away from nodes	43.75% 7	37.50% 6	25.00% 4	50.00% 8	31.25% 5	18.75% 3	31.25% 5	31.25% 5	62.50% 10	
Allow light industrial uses along the corridor	43.48% 10	30.43% 7	4.35% 1	34.78% 8	8.70% 2	4.35% 1	30.43% 7	21.74% 5	69.57% 16	
Preserve the existing character of the corridor	33.33% 8	54.17% 13	91.67% 22	37.50% 9	20.83% 5	50.00% 12	33.33% 8	37.50% 9	25.00% 6	



Q12 Section 3: Please indicate your preferences for future development along each corridor below. You may select more than one.

Answered: 89 Skipped: 327

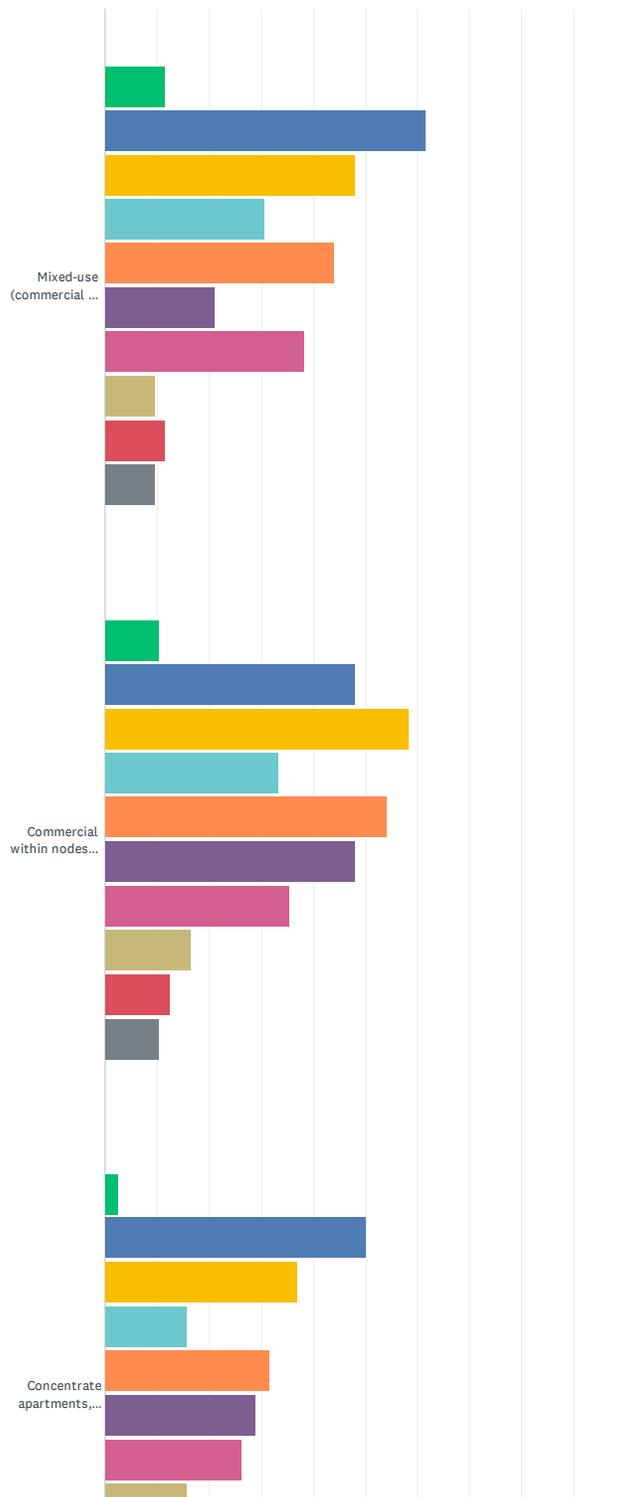


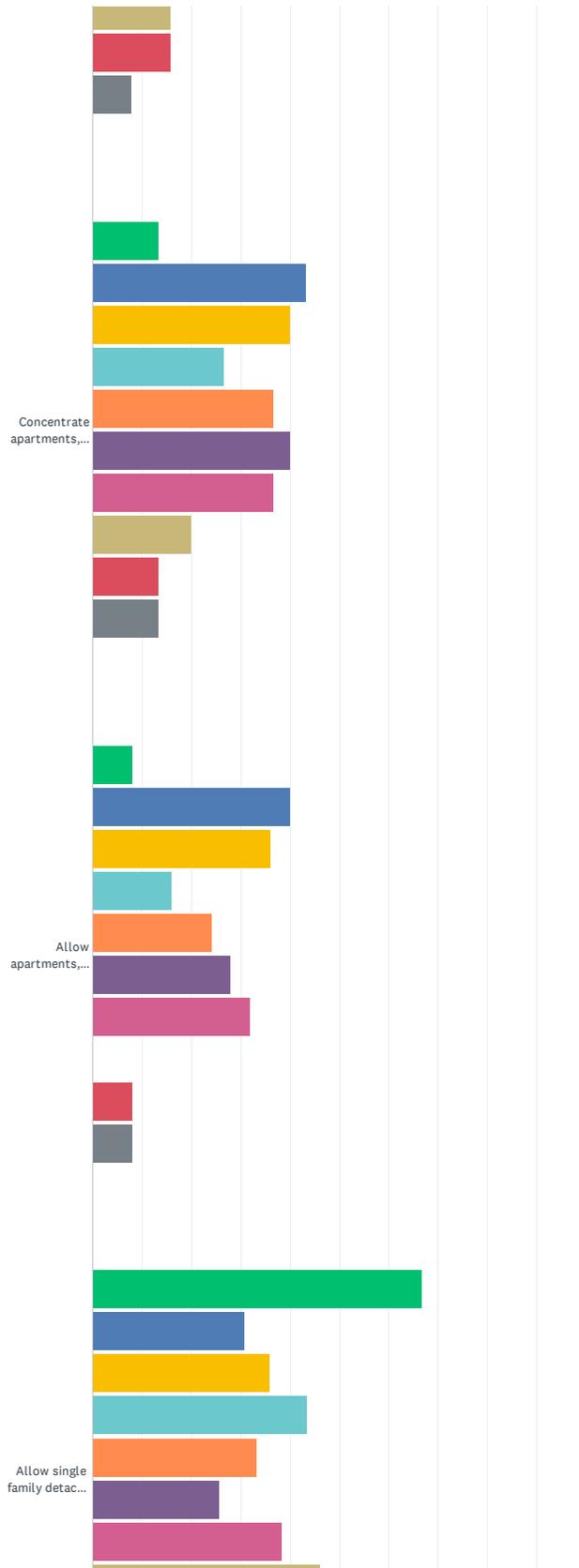


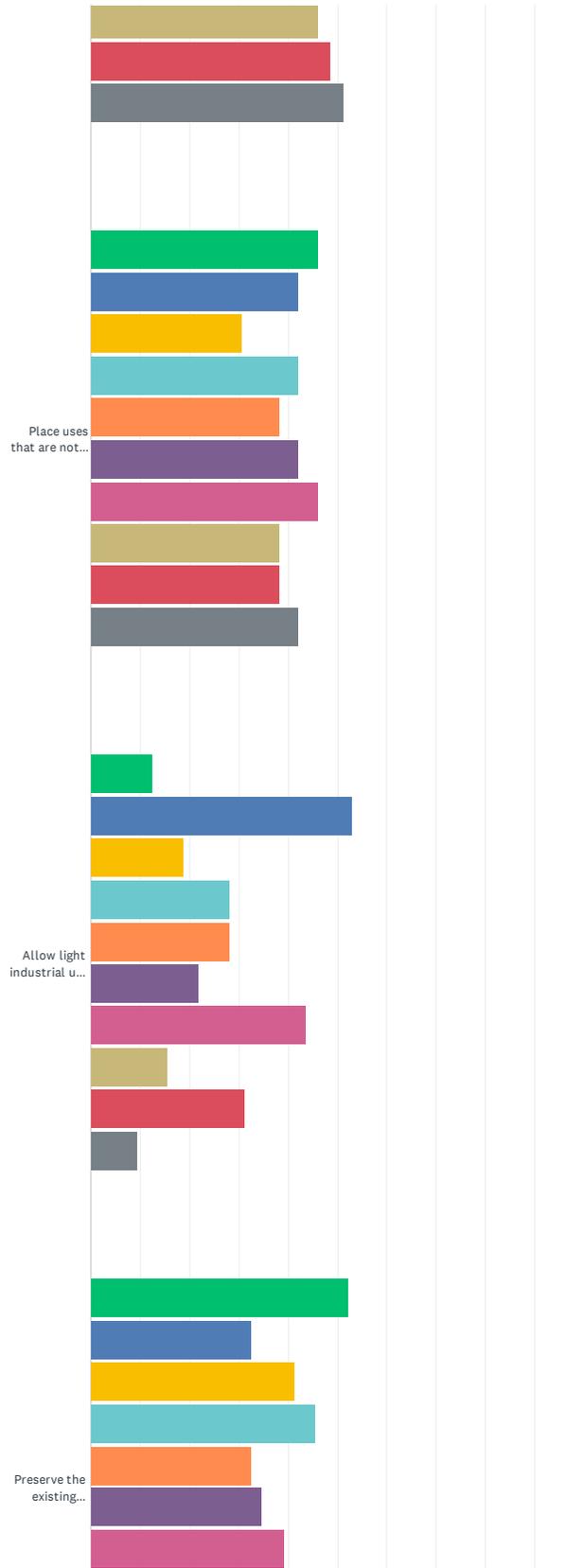
	POST ROAD	BETHELVIEW ROAD	CANTON HIGHWAY/STATE ROUTE 20	ATLANTA HIGHWAY/STATE ROUTE 9	FREEDOM PARKWAY	TOTAL RESPONDENTS
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	27.54% 19	42.03% 29	49.28% 34	42.03% 29	39.13% 27	69
Commercial within nodes and along key intersections	25.00% 18	31.94% 23	59.72% 43	56.94% 41	31.94% 23	72
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	14.55% 8	14.55% 8	47.27% 26	32.73% 18	41.82% 23	55
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	28.85% 15	28.85% 15	28.85% 15	40.38% 21	38.46% 20	52
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	19.57% 9	28.26% 13	54.35% 25	36.96% 17	45.65% 21	46
Allow single family detached residential	67.19% 43	67.19% 43	48.44% 31	35.94% 23	35.94% 23	64
Place uses that are not pedestrian/bike friendly away from nodes	47.06% 24	41.18% 21	50.98% 26	47.06% 24	35.29% 18	51
Allow light industrial uses along the corridor	9.43% 5	7.55% 4	64.15% 34	56.60% 30	39.62% 21	53
Preserve the existing character of the corridor	77.63% 59	68.42% 52	31.58% 24	39.47% 30	28.95% 22	76

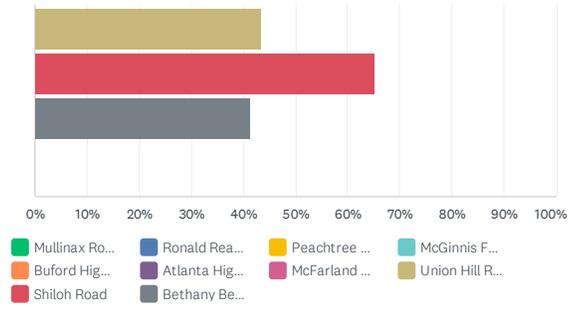
Q13 Section 4: Please indicate your preferences for future development along each corridor below. You may select more than one.

Answered: 60 Skipped: 356







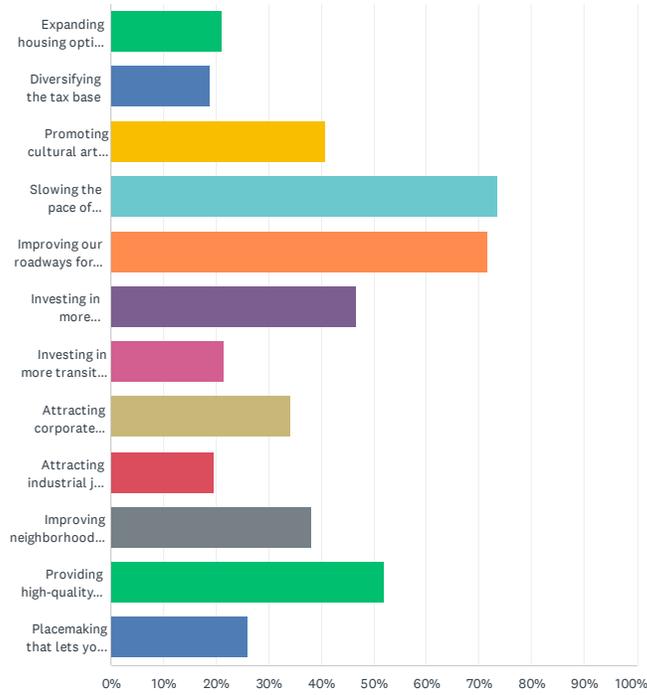


	MULLINAX ROAD	RONALD REAGAN BOULEVARD	PEACHTREE PARKWAY/STATE ROUTE 141	MCGINNIS FERRY ROAD	BUFORD HIGHWAY/STATE ROUTE 20	ATLANTA HIGHWAY/STATE ROUTE 9	MCFARLAND PARKWAY	UNION HILL ROAD	SHILOH ROAD
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	11.54% 6	61.54% 32	48.08% 25	30.77% 16	44.23% 23	21.15% 11	38.46% 20	9.62% 5	11.54% 6
Commercial within nodes and along key intersections	10.42% 5	47.92% 23	58.33% 28	33.33% 16	54.17% 26	47.92% 23	35.42% 17	16.67% 8	12.50% 6
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	2.63% 1	50.00% 19	36.84% 14	15.79% 6	31.58% 12	28.95% 11	26.32% 10	15.79% 6	15.79% 6
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	13.33% 4	43.33% 13	40.00% 12	26.67% 8	36.67% 11	40.00% 12	36.67% 11	20.00% 6	13.33% 4
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	8.00% 2	40.00% 10	36.00% 9	16.00% 4	24.00% 6	28.00% 7	32.00% 8	0.00% 0	8.00% 2
Allow single family detached residential	66.67% 26	30.77% 12	35.90% 14	43.59% 17	33.33% 13	25.64% 10	38.46% 15	46.15% 18	48.72% 19
Place uses that are not pedestrian/bike friendly away from nodes	46.15% 12	42.31% 11	30.77% 8	42.31% 11	38.46% 10	42.31% 11	46.15% 12	38.46% 10	38.46% 10
Allow light industrial uses along the corridor	12.50% 4	53.13% 17	18.75% 6	28.13% 9	28.13% 9	21.88% 7	43.75% 14	15.63% 5	31.25% 10
Preserve the existing character of the corridor	52.17% 24	32.61% 15	41.30% 19	45.65% 21	32.61% 15	34.78% 16	39.13% 18	43.48% 20	65.22% 30



Q14 From the following list, select all topics that you feel need more attention from Forsyth County over the next five years, 2022 to 2027.

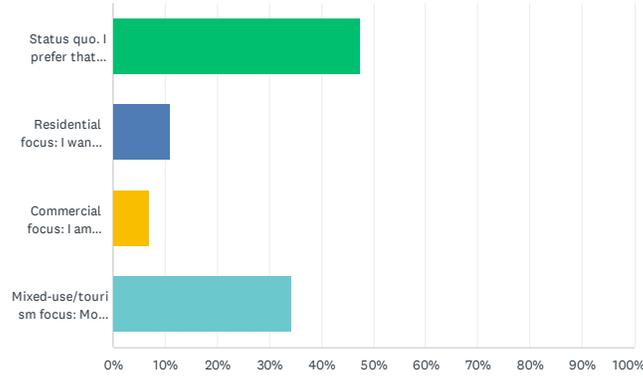
Answered: 246 Skipped: 170



ANSWER CHOICES	RESPONSES
Expanding housing options at different price points, suitable for different age groups and lifestyles (young professionals, multigenerational families, and seniors)	21.14% 52
Diversifying the tax base	18.70% 46
Promoting cultural arts, entertainment, and retail options	40.65% 100
Slowing the pace of development	73.58% 181
Improving our roadways for vehicular traffic	71.54% 176
Investing in more non-motorized transportation options (such as multi-use trails, sidewalks, bike lanes, etc.)	46.75% 115
Investing in more transit options	21.54% 53
Attracting corporate headquarters and other employers with Class A office space	34.15% 84
Attracting industrial jobs to appropriate locations to maintain a mix of job types and balanced tax base	19.51% 48
Improving neighborhood-scale amenities such as gathering spaces and public art	38.21% 94
Providing high-quality infrastructure and services	52.03% 128
Placemaking that lets you know you are in Forsyth County using treatments such as signage, landscaping, and distinct design treatments	26.02% 64
Total Respondents: 246	

Q15 The Forsyth County’s Economic Development Strategic Plan identifies Lake Lanier as an “underutilized asset.” Do you support new development and redevelopment along the lakefront to attract investment and tourism? Select the statement below that best aligns with your opinion.

Answered: 244 Skipped: 172

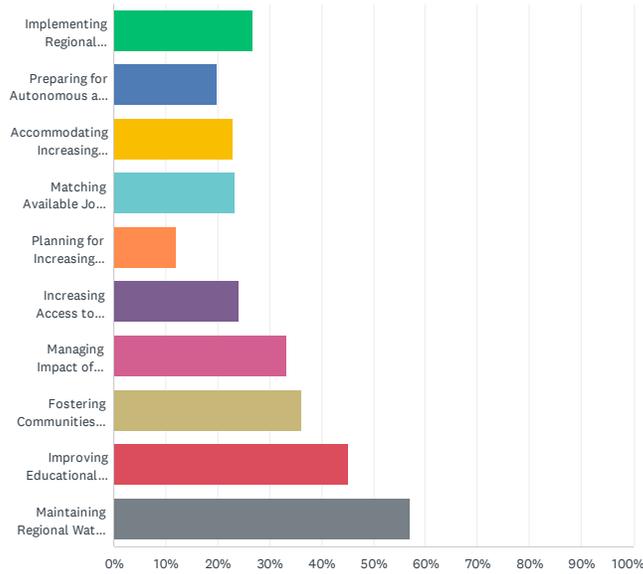


ANSWER CHOICES	RESPONSES
Status quo. I prefer that development around Lake Lanier remain as it is today.	47.54% 116
Residential focus: I want to see more living areas near Lake Lanier.	11.07% 27
Commercial focus: I am interested in bringing in more employment opportunities around the lake. I desire a mix of retail, restaurants, and office space.	6.97% 17
Mixed-use/tourism focus: More hospitality and tourism/entertainment spaces should be built around Lake Lanier. The public realm should be enhanced with more access to the waterfront. I want to see mixed-use development with residential and commercial components.	34.43% 84
TOTAL	244



Q16 The Atlanta Regional Commission has identified the following ten biggest challenges for the Atlanta region over the next few decades. Please select three issues that you consider most important for Forsyth County to consider as part of its long-term planning for growth and development.

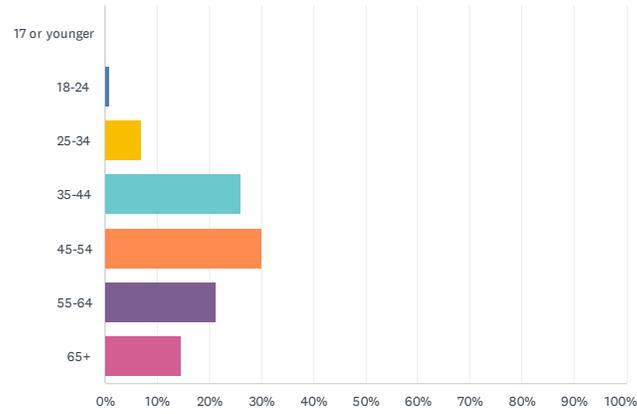
Answered: 241 Skipped: 175



ANSWER CHOICES	RESPONSES
Implementing Regional Transit Funding and Governance	26.56% 64
Preparing for Autonomous and Connected Vehicles	19.92% 48
Accommodating Increasing Freight Traffic	22.82% 55
Matching Available Jobs and Qualified Workers	23.24% 56
Planning for Increasing Automation in the Workforce	12.03% 29
Increasing Access to Housing Affordability and Jobs	24.07% 58
Managing Impact of e-Commerce on Retail Space and Traffic	33.20% 80
Fostering Communities that Work for All Ages and Abilities	36.10% 87
Improving Educational Outcomes	45.23% 109
Maintaining Regional Water Planning and Stewardship	56.85% 137
Total Respondents: 241	

Q17 What is your age?

Answered: 239 Skipped: 177

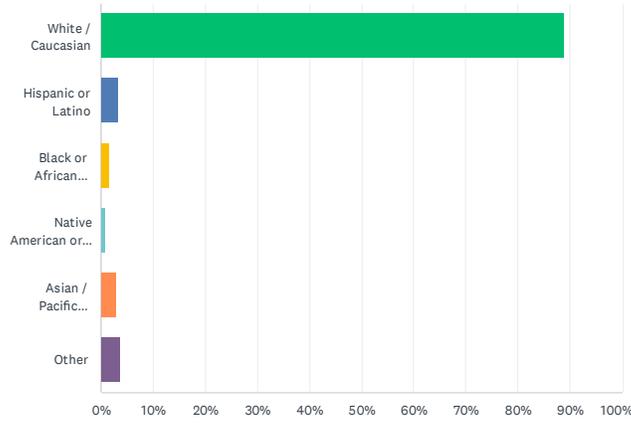


ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-24	0.84%	2
25-34	7.11%	17
35-44	25.94%	62
45-54	30.13%	72
55-64	21.34%	51
65+	14.64%	35
TOTAL		239



Q18 What is your race/ethnicity? (More than one option may be selected)

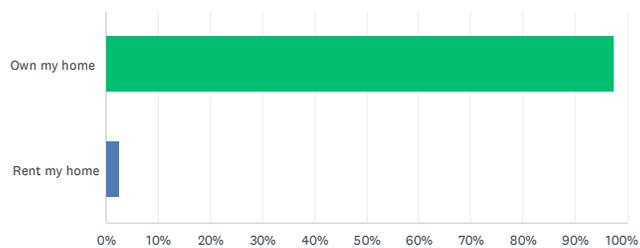
Answered: 236 Skipped: 180



ANSWER CHOICES	RESPONSES	
White / Caucasian	88.98%	210
Hispanic or Latino	3.39%	8
Black or African American	1.69%	4
Native American or American Indian	0.85%	2
Asian / Pacific Islander	2.97%	7
Other	3.81%	9
Total Respondents: 236		

Q19 Do you currently own or rent your residence?

Answered: 237 Skipped: 179

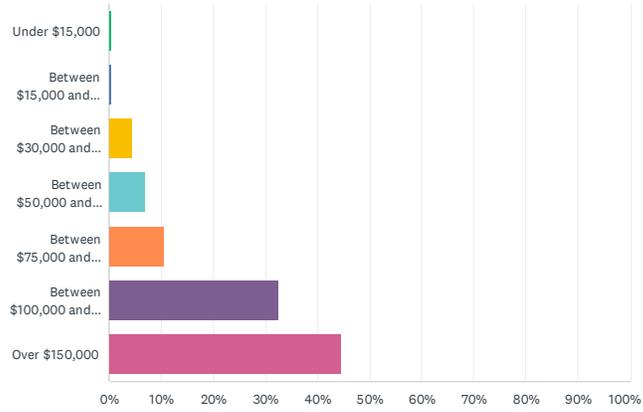


ANSWER CHOICES	RESPONSES
Own my home	97.47% 231
Rent my home	2.53% 6
TOTAL	237



Q20 What is your annual household income?

Answered: 227 Skipped: 189



ANSWER CHOICES	RESPONSES	
Under \$15,000	0.44%	1
Between \$15,000 and \$29,999	0.44%	1
Between \$30,000 and \$49,999	4.41%	10
Between \$50,000 and \$74,999	7.05%	16
Between \$75,000 and \$99,999	10.57%	24
Between \$100,000 and \$150,000	32.60%	74
Over \$150,000	44.49%	101
TOTAL		227

Q21 Please provide any additional comments or input related to Forsyth County's future growth and development here.

Answered: 117 Skipped: 299



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Interviews Summary

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Stakeholder Interviews SUMMARY

OVERVIEW

Sixteen stakeholders, identified in Table 1, participated in interviews with the consultant team between October and December 2021. Input gathered via the interviews contributes to the Comprehensive Plan update in the following ways:

- Informs the existing conditions and trends assessment,
- Shapes preliminary identification of community needs, opportunities, and potential action items,
- Uncovers topics to bring forth to the public for feedback, and
- Helps identify community priorities for the comprehensive plan update.

Table 1. Interviewees (in alphabetical order by first name)

	Name	Role	Organization
1	Alfred John	District 2 BOC Member	Forsyth County BOC
2	Alisa Tanner Wall	Citizen Stakeholder	Forsyth County business owner
3	Biju Eappen	Citizen Stakeholder	Forsyth County resident
4	Brandon Kenney	Assistant County Manager	Forsyth County Government
5	Cindy Jones Mills	District 4 BOC Member	Forsyth County BOC
6	Craig Holmes	Citizen Stakeholder	Forsyth County resident
7	James McCoy	President/CEO	Forsyth County Chamber of Commerce
8	Jennifer Losurdo	Citizen Stakeholder	Forsyth County resident
9	Kevin Tanner	County Manager	Forsyth County Government
10	Laura Semanson	District 5 BOC Member	Forsyth County BOC
11	Margie Carroll	Citizen Stakeholder	Forsyth County resident
12	Multiple Participants	Student Government Academy*	Forsyth County Government
13	Roy Rickert	Public Transportation Director	Forsyth County Government
14	Tim Allen	Assistant Director of Engineering	Forsyth County Government
15	Todd Levent	District 3 BOC Member	Forsyth County BOC
16	Vivian Vakili	Forsyth County Economic Development Director	Forsyth County Government

*Input from the Student Government Academy interview is not included in this summary as interview occurred on 01/13/22.

Two interviewers and one note taker from the project team facilitated each interview. Interviewees received questions unique to their role in the community prior to the interview. During each interview, the County's Community Character Map and a Google map of Forsyth County were on hand to facilitate discussion and assist in clarifying location-specific comments as needed.



COMMON THEMES & FINDINGS

Stakeholders generally feel the current Foster Forsyth 2017-2037 Comprehensive Plan has performed well in guiding the County's future growth and development decisions; however, due to changes both locally and nationally over the past five years, interviewees felt there are some updates and refinements that are needed.

- The Comprehensive plan needs to incorporate more flexibility to help encourage desired growth. Are the restrictions enhancing and helping meet the intent?
- Alignment of future development and growth plans with the County's transportation infrastructure is a priority to accommodate continued growth.
- Commercial corridors and mixed residential development options need to be addressed.
- A few interviewees noted that political views and issues can sometimes interfere with executing the plan as laid out.
- In this update, we need to have more young voices involved.
- Transparency and clear communications are key to community understanding and support.

Stakeholders were asked how they felt the County is doing at achieving and working towards the vision statement *"Forsyth County will promote responsible use of our natural assets and green space while advancing a balanced growth management strategy that strengthens and sustains quality of life for everyone."* The response fell into one of three categories:

1. A majority of interviewees felt that the County is doing an excellent job or is on track working towards this vision.
2. A couple of interviewees noted that the County is promoting the responsible use of our natural assets and green space; however, it is not advancing a balance growth management strategy. The four recently adopted ordinance changes pertaining to trees preservation, conservation subdivisions, mass grading, and low impact stormwater incentives, were given as evidence that the County was working towards a responsible use of natural resources and green space; however, one interviewee mentioned that these ordinances were adopted too late and important resources in Forsyth County have already been lost.
3. Two interviewees mentioned that the County needs to do a better job balancing the county's growth particularly the need to attract corporate and high-tech business to the county to help balance the tax base. The City of Milton was mentioned as an example of the type of corporate business and development wanted for Forsyth County. The need for apartments and condominiums to support this type of corporate development was also mentioned.

Top opportunities related to future growth and development

- The development and growth of commercial corridors.
- Carve out land for industrial and office space.
- Develop strategies to balance the transition from residential to commercial areas. (Transitional corridors include SR 141, SR 20, SR 369, and SR 306).
- Mixed-used development should be planned with a sense of scale and appropriateness to the surrounding area. Several interviewees feel mixed-use development plays a key role in the community's livability and quality of life now and in the future.
- Balance the tax base with commercial, high-tech, and corporate businesses.
- Leverage future mixed use live/work/play developments to further connectivity and accommodate a diversifying community with a range of needs.
 - How can parks and trails be integrated into these developments?

- How are we connecting people to amenities?
- Lake Lanier is under-utilized as an asset. Is there potential for commercial development?
- The County has planned for several transportation improvement projects to accommodate future development in alignment with the Comprehensive Plan. Project implementation takes time.
- County placemaking and branding is a priority for some interviewees.
- Further connectivity via sidewalks, bike lanes, and common gathering spaces

Top concerns related to future growth and development

- Keeping the suburban community feel, particularly when it comes to redevelopment, commercial development, and mixed-use development. (Example of job done well is the City of Milton.)
- Traffic and congestion are the number one concern as growth continues.
- Mobility of workers from Hall to Forsyth and Cherokee to Forsyth is very limited right now.
- Some developers find the County's land development policies confusing or difficult to work within.

Suggested development node adjustments

- Revisit Freedom Parkway (Between the *Lake Lanier/Mary Alice Park Community Node* and the *Hammond's Crossing Regional Node*) with the new government facility being developed. The *Hammond's Crossing Node* could be stretched down to include new development. [Note: This node was amended to incorporate the new county campus, which was adopted on 12.06.2021.]
- The *Highway 20 Community Node* and the *Highway 20 Neighborhood Node* have had rezonings inconsistent with the future land use plan.
- In the *Chestatee Neighborhood Node* there is no sewer, resulting in no development at all.
- The *Silver City Neighborhood Node* has no development happening, it is a tiny little area right now.
- The *South GA 400/Hwy 141 Regional Node* and *Peachtree Parkway Community Node* need uniquely carved out areas for commercial and light industrial. If these spaces are not specifically identified, then it is hard to attract these types of development.

Short term (next 5 years) planning actions to facilitate high-quality of life in the long-term

- Standardize quality development by utilizing the Unified Development Code and other pertinent ordinances.
- Keep a forward vision as it pertains to transportation routes. Plan for roadway improvements that are needed to accommodate project growth.
- Utilize suburban designs not urban designs that will work with our community.
- Encourage environmentally sound development practices (e.g., require more pervious surfaces as a part of development).
- Purchase more space for parks as development grows.
- Stay ahead of growth by improving the County's transportation infrastructure and plan for future transportation opportunities and transportation alternatives (e.g. autonomous vehicles and micro transit).
- Preserve space for high-tech and corporate business and utilize different strategies to attract top talent to the County.
- Make Forsyth a more connected community using greenways, bicycles paths and sidewalks.



Top growth and development-related priorities

- Transportation needs to be forward thinking to stay ahead of growth and improve infrastructure.
- Attracting high-tech and corporate business by making identified areas attractive to those businesses (e.g., infrastructure already in place).
- Balance the tax base to continue to provide a high level of service while shifting some of the tax burden to commercial taxpayers.
- In the long-term, maintaining quality schools, expanding parks and greenspace, and addressing transportation congestion and traffic are key elements to the County’s attractiveness.

Affordable housing was one topic that lacked consensus across the interview conversations. There were opposing views about whether the County should be concerned with the potential lack of affordable housing now and in the future for people with different income levels, including people that work in Forsyth County. Interviewees provided a couple of suggestions to accommodate economic development goals related to workforce housing:

- Develop multi-modal transportation solutions to help bring workers into Forsyth.
- Facilitate mixed-residential development and mixed-use development that can offer diverse types of housing and at a greater variety of price points.

Steering Committee Minutes & Documentation

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MEETING MINUTES

STEERING COMMITTEE MEETING #1

December 1, 2021

6:00 – 8:00 pm

Commissioner's Meeting Room, Suite 220
County Administration Building

ATTENDEES

Representing the Steering Committee: Commissioner Alfred John, Kerry Hill, Kathy Autry, James Daniel, Ricky Bryan, Jennifer Parsons, Vivian Vakili (Forsyth County Building and Economic Development Director)

Representing Forsyth County: Brandon Kenny, Assistant County Manager; Tom Brown, Director of Planning and Community Development; Vanessa Bernstein-Goldman, Deputy Director of Planning and Community Development

Representing the Consultant Team: Amanda Hatton (Blue Cypress), Lauren Blaszyk (Pond), Ansley Jones (Blue Cypress)

AGENDA

- 6:00 Welcome, Introductions
- 6:10 Comp Plan Overview + Steering Committee Role
- 6:20 Assessment Highlights
- 6:35 Forsyth's Land Use Policy
- 6:45 Future Land Use Policy Discussion
- 7:45 December Public Input Activities & Next Steps
- 8:00 Adjourn

Welcome and Introductions

Amanda Hatton, project manager with Blue Cypress Consulting, called the meeting to order at 6:01 p.m. with one member of the Steering Committee absent at the meeting start (Ricky Bryan arrived during the overview presentation). Before beginning the meeting, a quorum for the Steering Committee was verified. Amanda introduced other members of the planning team in attendance.

The meeting began with a brief overview of the meeting agenda, Comprehensive Plan update, and the Steering Committee's role. Steering Committee members then introduced themselves, their involvement in planning-related matters in Forsyth County, and the area of the County that they represent.





Comp Plan Overview + Steering Committee Role

Ms. Hatton, along with Ms. Blaszyk and Ms. Jones, gave an overview presentation of the comprehensive planning process, followed by highlights from the draft Inventory and Assessment document.

Forsyth's Land Use Policy and Future Land Use Policy Discussion and Activity

Ms. Blaszyk introduced the land use activity by presenting key points on the Land Use Policy Information Sheet that was provided to committee members. Ms. Blaszyk presented maps to view and comment on during the discussion. The three maps that were used during the activity include: the Forsyth County Community Facilities Map, the Foster Forsyth Community Character Map (the version that was adopted March 4, 2021), and the Forsyth County Commercial Corridors Map. The agenda identified the following key questions for discussion:

1. Where are the opportunity areas?
2. Where does more dense development or higher intensity uses go?
3. What type of uses should only go in some locations? Where do they not belong?

The first activity included general discussion about the community character map and which development nodes, if any, may need adjustments. Committee members also broadly spoke to opportunities to improve zoning regulations.

Questions and Discussion Points during Community Character Map Activity

General Questions and Comments

- *When was the Commercial Corridors Map adopted?*
 - *The Board of Commissioners recently approved this map, which is to be fully integrated in the current update process.*
- *Which elements of the plan are part of the partial update?*
 - *Foster Forsyth 2022 will include updates to the future land use element, community work program, priority needs and opportunities, and the addition of a broadband element.*
- *The committee commented that there is a lot going on within the Commercial Corridors map.*
 - *Ms. Bernstein-Goldman explained that part of the assessment included identifying areas where existing design standards apply along designated corridors.*
- *Will the commercial corridors map live only in the Comprehensive Plan?*
 - *Not necessarily, other plans may carry it forward.*
- *Can the map be changed once it is adopted in the Comprehensive Plan?*



- *Ms. Blaszyk explained that this is allowed.*
- *How much total land is within the nodes? Do we know what percentage of the nodes is currently devoted to different land uses? It perhaps would be beneficial to look at the amount of developable land available in each node but it would not be appropriate to set percentage goals per node because every node is different on how built-out it is.*
 - *Ms. Hatton noted that we have not organized this information by nodes and/or character area. This is something the Planning Team could consider identifying in the future if determined helpful for planning purposes.*
- *It was indicated that the M-1 Zoning District needs better guidance. Can there be more discussion about breaking up the uses within M-1?*
 - *The Planning Team noted that adjustments to zoning districts are important and can be further explored. Steering Committee members were encouraged to make note of such needs and share them with the planning team for future consideration and discussion.*
- *The CBD district also poses challenges since it allows many uses (although conditional use permits are required for a significant number of these uses).*
- *Planning Team: Should McFarland node stay as large as it has gotten?*
 - *It may make sense to transition the McFarland node to the McFarland character area given its size and perhaps create a smaller node with varying standards from the current node.*

Other Land Use/Zoning Concerns

- *Challenges in the Union Hill area were discussed.*
 - *It was meant to be industrial, but a lot of new residential was built there and probably should not have been.*
- *A couple committee members stated that many of the existing zoning classifications are too broad and can be a challenge for developers always having to get conditional use permits.*





Node and Character Area Comments

- *The Freedom Parkway area needs to be captured in a node (this was adopted 12.2.21 via a change to the Community Character Map). Expanding the current node might not serve the people of that area well because previous input has indicated that they have a different “aesthetic” that should be distinct.*
- *The Etowah character area has grown significantly.*
- *There needs to be more nodes in North Forsyth.*
- *The Spot Rd/SR 9 area could be a new node.*
- *The Pilgrim Mill area near the new County campus could be a new node.*
- *Steering Committee members agreed that the Lake Lanier/Mary Alice node needs to be revisited.*

The second activity focused on identifying how to balance land uses, particularly less desirable land uses such as vehicle-oriented businesses and storage facilities. They need to go somewhere in the community. What locations area appropriate?

Questions and Discussion During Balancing Land Uses Activity

- *Regarding vehicle-oriented uses, people do not have problems with them if they look nice and are maintained well.*
- *The committee agreed that a concentration of too many vehicle-oriented uses is not aesthetically pleasing.*
- *Storage facilities are needed where there is greater population.*
- *There is an existing policy that self-service storage facilities must be spaced out by three-fourths of a mile.*
- *The committee agreed that vehicle-oriented businesses and storage facilities do not belong at gateways to the County.*
- *Several committee members commented that there are too many vehicle-oriented uses and storage facilities on State Route 20.*
- *The quarry area near Ronald Reagan Boulevard was proposed as a potential location where more vehicle-oriented uses and storage facilities could go.*



- *Jake Drive was also proposed as a potential place to allow vehicle-oriented uses, storage facilities, and other light industrial.*
- *With storage facilities, people have been much happier since the 450-ft buffer was implemented.*
- *How does the County transportation plan use the Comprehensive Plan?*
 - *Land use helps inform transportation modeling and decision-making.*
- *Several committee members agreed that they do not want all the commercial corridors to become truck routes automatically.*

During this discussion, community members were also invited to provide input on the aerial map, noting with markers and writing where vehicular based business uses and storage facilities were appropriate. Limited markups were made. Notes included that State Route 20 (west of Cumming) nor major gateways into the County are appropriate locations for these uses in the future.

December Public Input Activities & Next Steps

Ms. Hatton briefly highlighted plans for upcoming public meetings and encouraged committee members to attend although attendance is not required. The meetings will include a presentation, displays, and input activities asking the public to provide comment on needs and opportunities as well as specific land use questions. The virtual meeting will mirror the in-person sessions, with the Social Pinpoint map input tool launching that day so that the public may easily provide input to specific points on the online map of Forsyth County.

Prior to adjourning, the group confirmed that the next two Steering Committee meetings will occur on Monday, January 24 and Monday, April 18 from 6pm to 8pm in the Commissioners Large Meeting Room.

Committee members requested information in advance of future meetings to help prepare for discussion. The Planning Team also noted that information from the public will be synthesized and shared at the next Steering Committee meeting. The online map input tool and community survey will provide important information to the Steering Committee to help inform next steps in advancing the plan update.

Adjournment

The meeting was adjourned at 8:13 p.m.





MEETING MINUTES

STEERING COMMITTEE MEETING #2

January 24, 2022

6:00 – 8:00 pm

Commissioner's Meeting Room, Suite 220
County Administration Building

ATTENDEES

Representing the Steering Committee: Commissioner Alfred John, Kerry Hill, Kathy Autry, James Daniel, Ricky Bryan, Jennifer Parsons, Vivian Vakili (Forsyth County Building and Economic Development Director)

Representing Forsyth County: Brandon Kenny, Assistant County Manager; Tom Brown, Director of Planning and Community Development; Vanessa Bernstein-Goldman, Deputy Director of Planning and Community Development

Representing the Consultant Team: Amanda Hatton (Blue Cypress), Caroline Evans (Blue Cypress), Lauren Blaszyk (Pond)

AGENDA

- 6:00 Welcome + Meeting Goals (Amanda Hatton)
Adopt Minutes from Steering Committee Meeting 1 (held December 1)
- 6:10 Meeting Series 1 Key Highlights (Amanda Hatton)
- 6:20 Needs and Opportunities Feedback Activity (Caroline Evans)
- 6:50 Future Land Use Feedback Activity (Lauren Blaszyk)
- 7:55 Next Steps (Amanda Hatton)
- 8:00 Adjourn

Welcome and Introductions

Amanda Hatton called the meeting to order at 6:00 p.m. with three members of the Steering Committee absent at the meeting start (Kerry Hill and Alfred John arrived during the Meeting Series 1 highlights; Ricky Bryan arrived during the Future Land Use feedback activity).

Amanda introduced other members of the planning team in attendance and began with a brief overview of the meeting agenda, goals, and adjustments from the first Steering Committee meeting.



There was a motion by Jennifer Parsons and a second by Kathy Autry to adopt the December 1, 2021, committee meeting minutes. The motion passed with four members in favor (Autry, Daniel, Parsons, and Vakili) with three members being absent (Bryan, Hill, and John).

Amanda noted that we are halfway through the planning process with the draft plan completion slated for May, followed by public hearings in June/July, state and regional review, and plan adoption.

Meeting Series 1 Key Highlights

Ms. Hatton initiated a quick overview of Meeting Series 1 highlights as well as highlights from stakeholder interviews and the community survey, referring to several items provided in advance to the Steering Committee.

Materials Provided in Advance

1. Summary of Stakeholder Interviews
2. Meeting Series 1 Graphic Summary
3. Meeting Series 2 Detailed Summary
4. Meeting Series 2 Exhibits (No requirement to review this; it is long! It documents open ended comments.)
5. Input from Land Use Activities
6. Draft Needs and Opportunities

We know from the community survey questions that young people, renters, or lower-income residents are underrepresented in our input to date. The planning team will be working to make sure the interests of these under-represented groups are considered as we move forward. Ms. Hatton also noted that the planning team participated in the Forsyth County Student Government Academy and collected input from participating high schoolers on what's missing and would make Forsyth a better place to live and grow up in the future. Blue Cypress will provide a summary of that input for the Steering Committee to review.

Needs and Opportunities Feedback Activity

Caroline Evans introduced the Needs and Opportunities feedback input activity and pointed everyone to the Draft Needs and Opportunities document that they received in advance. The planning team set out several boards listing draft needs and opportunities. Steering Committee members were given a bag of stars and dots and asked to indicate for each need or opportunity whether they he/she felt it was a high priority (stars), not a priority (red dots), or if he/she were neutral (yellow dots).

Feedback received is documented in the **Exhibit A** at the end of the minutes. Below are additional discussion points related to needs and opportunities. Input received will help finalize the needs and





opportunities list prior to adding preliminary action items to address each and bringing the items to the public for input during Meeting Series II.

Discussion

- *Ms. Hill asked if any conversations had occurred with the public regarding the degree people are willing to have the County invest in preserving natural resources and environmentally sensitive areas. There are tradeoffs for how you pay for land preservation. Should the County issue a bond, purchase land, etc.?*
 - *Ms. Hatton indicated that we have not gotten into that level of detail with the public, and it may be something we need to identify as an action item for the Community Work Program.*
- *Regarding infill, there is no need to encourage infill or greenfield development; it will happen on its own. Infill development is not a priority for the County over the next five years.*
- *The plan document should clarify the difference between infill development, greenfield development, and redevelopment if included in document narrative.*
- *Ms. Hill noted that the County can use data it has and analytics to help drive decisions. The County has lots of data that could help identify what development tools are needed. It may be helpful to create a dashboard that citizens may access.*
- *Sidewalks are good. We need to focus on pedestrian connectivity.*

Future Land Use Feedback Activity

Lauren Blaszyk introduced the land use feedback activity. Input activities asked for additional Steering Committee direction on:

- Specific uses and their appropriate locations
- Commercial corridor policies, and
- Potential boundary changes to specific community character areas.

Feedback received is documented in the **Exhibit B** at the end of the minutes. Green dots indicate agreement and red dots indicate disagreement. Sticky notes document additional comments. Additional discussion items are highlighted below.

Discussion

Next Steps

Ms. Hatton encouraged Steering Committee members to help encourage participation in the Meeting Series II activities, coming up in late February/early March. The planning team will incorporate input received today for those activities.



- Meeting Series II reminder – Feb. 23, Mar. 1, Mar. 2
- Next committee meeting is in on April 18, same time and same place
- Draft Community Work Program will be sent to the committee on 04/15; it will be a quick turn-around period.

Adjournment

The meeting adjourned at 8:00 p.m.

Materials Provided in Advance of Meeting

1. Summary of Stakeholder Interviews*
2. Meeting Series 1 Graphic Summary*
3. Meeting Series 2 Detailed Summary*
4. Meeting Series 2 Exhibits*
- 5. Input from Land Use Activities****
- 6. Draft Needs and Opportunities****

**File located in a different section of Appendix B*

*** File follows Steering Committee Meeting #2 Exhibits*





EXHIBITS

In advance of the meeting, the Planning Team provided the Steering Committee with the two supporting documents, noted below, to review ahead of Steering Committee Meeting 2:

1. A list of Draft Needs and Opportunities with explanation of how community input informed the draft list.
2. A summary of land use exercise feedback from Meeting Series I with notes about how input aligned with or varied from current future land use policy communicated by the current Community Character Map and supporting policy.

These documents helped inform Steering Committee feedback collected at the meeting, which is documented in Exhibit A and Exhibit B.

Exhibit A: Needs and Opportunities Feedback

Need/Opportunity	Comments	High Priority	Low Priority	Not a Priority
GOAL: INVEST IN OUR QUALITY OF LIFE				
Address gap in housing options for seniors and disabled populations	<ol style="list-style-type: none"> 1. Disabled yes. Senior no. 2. You should separate elderly from disabled. These have been accommodated much differently. 3. Separate out disabled from senior population. Disabled housing is a priority; senior housing is not a priority – adequately addressed. 	0	1	4
Manage traffic congestion, safety, and access on major roads.	<ol style="list-style-type: none"> 1. Current roads not more roads 	2	3	0
GOAL: ENHANCE COMMUNITY CHARACTER				
Facilitate high-quality development in appropriate locations.	None	6	0	0
Create strategies and policies for commercial corridors.	None	6	0	0
Attract more cultural and entertainment destinations.	None	5	3	
Introduce placemaking features at key locations.	<ol style="list-style-type: none"> 1. Gateways into county would be helpful. 2. Southeast Frosty \$ for county to spend – this is just nice to have, and money needs to go elsewhere. 	1	3	1
GOAL: FACILITATE JOB OPPORTUNITIES				
Continue diversifying the tax base.	None	6	0	0
Promote growth in the technology industry.	None	5	1	
Align economic development target areas with land use policies.	<ol style="list-style-type: none"> 1. Foster the existing technology industry and promote additional growth in the technology industry. 	4	0	0



Need/Opportunity	Comments	High Priority	Low Priority	Not a Priority
Facilitate opportunities for housing options in proximity to jobs.	None	0	2	2
GOAL: IMPROVE MOBILITY				
Encourage strategic connections to other developments, trails, and roadways as new development occurs.	1. Developers to connect to trails as a part of approval.	3	1	0
Improve non-vehicular connectivity within the county.	1. Nice greenway and parks. 2. Sidewalks/bike lanes. 3. Explain more. Committee is generally supportive of this priority if we are talking about bike/pedestrian improvements.	1	4	1
GOAL: EXPAND INFRASTRUCTURE THAT FURTHERS OUR VISION FOR GROWTH AND DEVELOPMENT				
Coordinate with neighboring jurisdictions to offer transportation services to locations where people travel most often.	None	0	2	3
Align sewer expansion plans with the economic development strategy.	1. Develop specific infrastructure to draw wanted industry?	5	0	0
Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.	1. Potential wording change: Development of infrastructure in kept ahead of development. 2. Confusing. 3. Tools: Data and systems cleaned/organized and use analytics to evaluate tax impacts/receipts. 4. Watch big admin growth. 5. Define more	3	0	0
GOAL: MAINTAIN & EXPAND GREENSPACE				
Protect key environmental assets through land use policies, programs, and conservation investments.	1. Stricter tree ordinances. 2. Active arborist restrictions and audits.	5	0	0
Encourage developers to build pocket parks and incorporate accessible open space.	None	2	1	0
Focus on infill development rather than greenfield development.	1. This would be different based on district. 2. District 2 – undevelopable. 3. Infill in south - no need to develop bad parcels currently undeveloped.	0	3	1



Exhibit B: Land Use Feedback Activity Feedback

BALANCING LAND USES

WHAT WE'VE HEARD

In the **Balancing Land Uses** activity, participants were asked to share where they think different land uses should go. Like the Community Scale Activity, **these results include pins placed manually by the planning team in locations where dots of the same color as the pins in the online activity were placed on maps.** Communities need a balance of uses to be great places to live, work, and play. Forsyth County needs places for restaurants, shopping, and jobs as well as places to store things and have cars serviced.

Participants who placed the colored dots below were indicating the following as appropriate uses.

- **Mixed-use developments** including some combination of residences, offices, retail, restaurants, and/or other services all in one location.
- **Apartments, condominiums, and townhomes** including apartment complexes, condominiums, townhomes, duplexes, quadplexes and other more intense ways to build homes. This category did not include neighborhoods that only include single-family detached homes.
- **Storage facilities** - This includes small warehouses, climate-controlled storage, storage yards (RV/boat storage, etc.), and other services geared towards the storage of materials or goods.
- **Vehicle-related businesses** including vehicle sales dealerships, vehicle rental businesses, and other services like car washes, fuel stations, and repair shops including collision centers.
- **Another use** - other than those listed above.

MIXED-USE DEVELOPMENT

Public input suggested that the main locations appropriate for placement of Mixed-Use development is within the Big Creek Community Character Area adjacent to Halcyon. While several respondents indicated the intersection of SR 400 and SR 369 as an area appropriate for Town Center scale, there was less desire to place mixed-use in this area.

1 Do you agree that mixed-use retail development is appropriate in the Big Creek Community Character Area?

YES **NO**

2 Do you agree that mixed-use development is appropriate at GA 400 and 369?

YES **NO**

Mixed use retail is more preferable

Should this node expand?

BLUE STICKY NOTES

Topic
Do you agree that mixed-use development is appropriate at GA 400 and 369?

Discussion Comment

- Mixed-use retail (MRD) = non-residential

Topic
Big Creek Community Node

Discussion Question

- Should this node [Peachtree Parkway Community Node] expand?



BALANCING LAND USES

WHAT WE'VE HEARD

VEHICLE-RELATED BUSINESSES

Similar to the responses received regarding storage facilities, most participants indicated that Vehicle-Related Business are appropriate in the Etowah Community Character Area along Old Federal Road, with additional (but fewer) pins placed in a few locations along the GA 400 corridor.

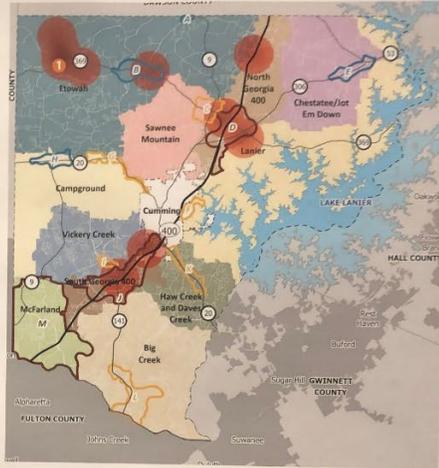
1 Do you agree that vehicle-related businesses are appropriate in the Etowah Community Character Area along Old Federal Road?

YES

NO

Red sticky notes with handwritten comments:

- Red sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"
- Red sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"
- Blue sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"
- Blue sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"



OTHER USES

The online mapping exercises allowed for comments in addition to placing dots. Several people indicated they want to see senior housing within Forsyth County. This suggestion was concentrated near several schools and primarily in the Sawnee Mountain Community Character Area along Highway 369.

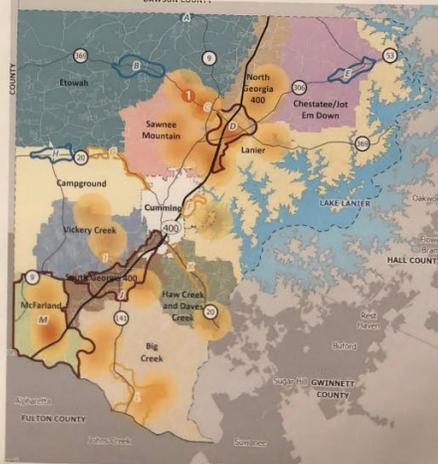
1 Do you agree that senior housing developments may be appropriate in the Sawnee Mountain Community Character Area along Hwy 369?

YES

NO

Green sticky notes with handwritten comments:

- Green sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"
- Green sticky note: "Additional 1000 vehicle related uses in growing area in Sawnee Mountain Area"



BLUE STICKY NOTES

Topic

Do you agree that vehicle-related businesses are appropriate in the Etowah Community Character Area along Old Federal Road?

Discussion Comments

- Action item: identify appropriate character area locations for vehicular-related uses
- Separate out car wash, used car dealers, from car lots
- Action item: further work to identify preferred locations of vehicle related uses



BALANCING LAND USES

WHAT WE'VE HEARD

APARTMENTS, CONDOMINIUMS, AND TOWNHOMES

Community participants mainly placed Apartments/Condos/Townhomes along the SR 400 Corridor. While many indicated the McFarland, South Georgia 400, and Hammond's Crossing nodes as appropriate locations for these residential developments, the area south of the Hammond's Crossing Node shows the highest concentrated desire for apartment/condo/townhome development.

1 Do you agree that apartments/condos/townhomes are appropriate along 400?

YES NO

Distinction between open & self storage

STORAGE FACILITIES

Most of the responses regarding Storage Facilities were put in the northern half of the County, specifically in the northwest corner and in the Etowah Community Character Area. With sparse desire for this business type in southern Forsyth, we will continue a discussion regarding aesthetics and scale of storage facilities and where they might be appropriately located in the future.

1 Do you think storage facilities are an appropriate use in the Etowah Community Character Area?

YES NO

2 Do you agree that storage facilities may be appropriate in the Sawnee Mountain Community Character Area along Spot Road?

YES NO

Open vs self storage in Sawnee Mountain area along Spot Road

Portion Area: separate zoning for open vs self storage in "working" code

BLUE STICKY NOTES

Topic

Housing

Discussion Comment

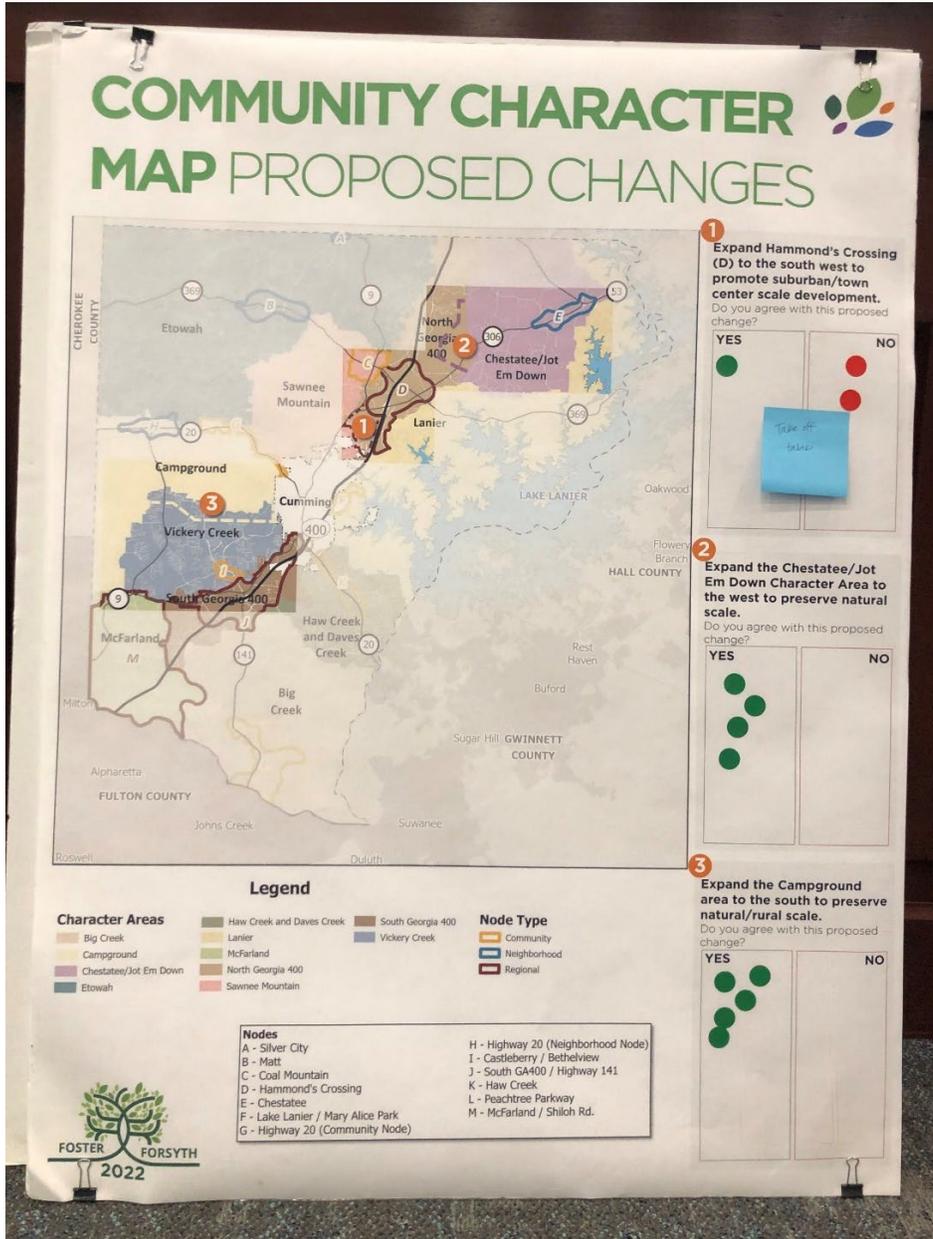
- Apartments, condos along 400 needs to be tight against 400

Topic

Do you agree that storage facilities may be appropriate in the Sawnee Mountain community Character Area along Spot Road?

Discussion Comments

- Action item: separate open, watercraft storage in zoning code
- Open versus self-storage
- Open storage of boats by lake



BLUE STICKY NOTE

Topic

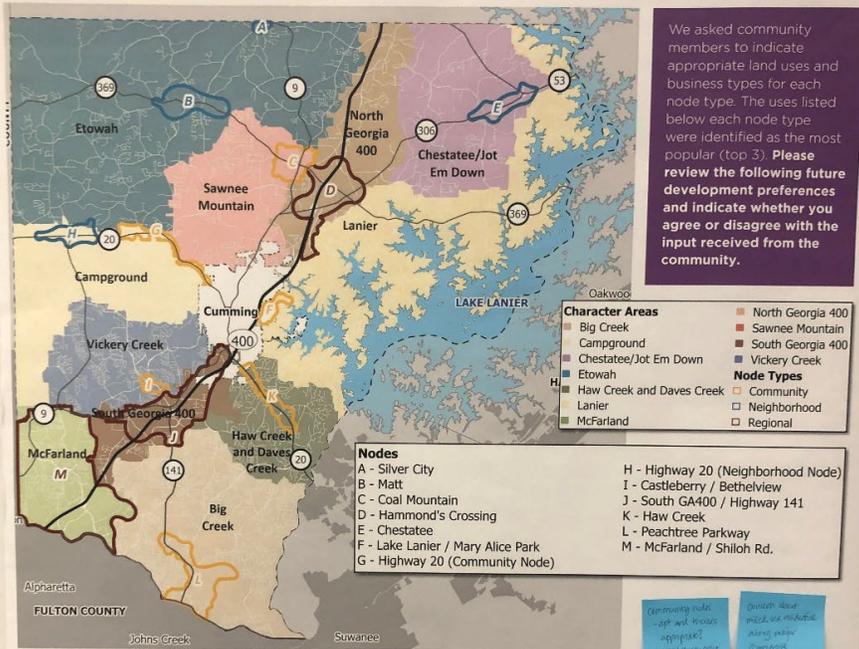
Expand Hammond's Crossing (D) to the south to promote suburban/town center scale development

Discussion Comment

- Take off table



FUTURE DEVELOPMENT NODES



We asked community members to indicate appropriate land uses and business types for each node type. The uses listed below each node type were identified as the most popular (top 3). **Please review the following future development preferences and indicate whether you agree or disagree with the input received from the community.**

- Character Areas**
- North Georgia 400
 - Big Creek
 - Sawnee Mountain
 - South Georgia 400
 - Campground
 - Chestatee/Jot Em Down
 - Vickery Creek
 - Etowah
 - Haw Creek and Daves Creek
 - Lanier
 - McFarland
- Node Types**
- Community
 - Neighborhood
 - Regional

- Nodes**
- A - Silver City
 - B - Matt
 - C - Coal Mountain
 - D - Hammond's Crossing
 - E - Chestatee
 - F - Lake Lanier / Mary Alice Park
 - G - Highway 20 (Community Node)
 - H - Highway 20 (Neighborhood Node)
 - I - Castleberry / Bethelview
 - J - South GA400 / Highway 141
 - K - Haw Creek
 - L - Peachtree Parkway
 - M - McFarland / Shiloh Rd.

Community node...
 Neighborhood node...
 Regional node...

Regional Node				Community Node				Neighborhood Node			
Future Development Preference	% RESPONSE	AGREE	DISAGREE	Future Development Preference	% RESPONSE	AGREE	DISAGREE	Future Development Preference	% RESPONSE	AGREE	DISAGREE
Mixed use use developments that offer a combination of retail, office, and residential	72.13%	●●●●●●●●	●	Mixed use use developments that offer a combination of retail, office, and residential	66.95%	●●●●●●●●	●●	Mixed residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, and other forms of attached housing such as duplexes/quadruplexes	51.76%	●●●●●●●●	●●●●●●●●
Hotels	49.18%	●●●●●●●●	●●	Mixed-use use developments that offer a combination of retail, office, and residential	49.79%	●●●●●●●●	●●●●●●●●	Mixed-use use developments that offer a combination of retail, office, and residential	49.75%	●●●●●●●●	●●●●●●●●
Open air businesses (garden supply, rock yards, building materials, flea markets, statutory, etc.)	44.67%	●●●●●●●●	●●●●●●●●	Mixed-use use developments that offer a combination of retail, office, and residential	33.91%	●●●●●●●●	●●●●●●●●	Townhome/Condominium developments	37.19%	●●●●●●●●	●●●●●●●●
				Townhome/Condominium developments	33.05%	●●●●●●●●	●●●●●●●●				

BLUE STICKY NOTES

Topic

Community Nodes

Discussion Comments

- Apartments and house appropriate?
- Want those only along 400
- Remove apartments from existing node

Topic

Mixed use residential

Discussion Comments

- Concern about mixed use residential along major commercial corridors

Topic

Housing

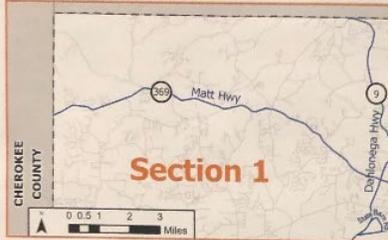
Discussion Comment

- There is a need to have a separate conversation about high density residential



FUTURE DEVELOPMENT COMMERCIAL CORRIDORS

SECTION 1 - NORTHWEST FORSYTH COUNTY



We asked community members to indicate preferences for future development along each designated commercial corridor within Forsyth County. The preferences listed below each corridor were identified as the most popular (top 3 or 4). Corridors have been divided into geographic sections of the County. Please review the following future development preferences and indicate whether you agree or disagree with the input received from the community.

State Barn Road	% RESPONSE	AGREE	DISAGREE
Allow single family detached residential	69.23%	●	
Preserve the existing character of the corridor	65.12%	●	
Concentrate apartments, townhomes, and/or condominium development within nodes and along key intersections	50.00%		

State Route 369/ Matt Highway	% RESPONSE	AGREE	DISAGREE
Allow single family detached residential	84.62%	●●●●	
Preserve the existing character of the corridor	79.07%	●●●	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	75.00%	●●●	●

Dahlonega Highway/ State Route 9	% RESPONSE	AGREE	DISAGREE
Allow single family detached residential	76.92%	●●●	
Preserve the existing character of the corridor	65.12%	●●●	●
Allow light industrial uses along the corridor	64.29%	●●●	

SR 9 is not included in the Barn Road section

SECTION 2 - NORTHEAST FORSYTH COUNTY



Dawsonville Highway/ SR 53	% RESPONSE	AGREE	DISAGREE
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	57.14%	●●	
Place uses that are not pedestrian/bike friendly away from nodes	50.00%		
Allow single family detached residential	45.83%	●	

State Route 369/ Browns Bridge Road	% RESPONSE	AGREE	DISAGREE
Commercial within nodes and along key intersections	60.00%	●●●●	
Allow apartments, townhomes, and/or condominium development between higher intensity commercial uses along corridors and single family residential neighborhoods	50.00%	●●	●
Allow single family detached residential	45.83%		●

Keith Bridge Road/ State Route 306	% RESPONSE	AGREE	DISAGREE
Allow single family detached residential	62.50%	●●	
Preserve the existing character of the corridor	54.17%		
Commercial within nodes and along key intersections	48.00%		

Jot Em Down Road	% RESPONSE	AGREE	DISAGREE
Preserve the existing character of the corridor	91.67%	●●●	
Allow single family detached residential	75.00%	●●	
Place uses that are not pedestrian/bike friendly away from nodes	25.00%		

BLUE STICKY NOTE

Topic
Dahlonega Highway/ SR 9

Discussion Comment

- No residential on corridor



FUTURE DEVELOPMENT COMMERCIAL CORRIDORS

SECTION 2 (CONTINUED)



Freedom Parkway	% RESPONSE	AGREE	DISAGREE
Mixed-use commercial and residential developments within nodes and along key intersections to promote walkability or other alternative modes of travel.	50.00%	●	
Concentrate apartments, townhomes, and/or condominium development within nodes and along key intersections.	37.50%	●	
Preserve the existing character of the corridor.	33.33%		

Martin Road	% RESPONSE	AGREE	DISAGREE
Preserve the existing character of the corridor.	50.00%		
Allow single family detached residential.	45.83%		
Place uses that are not pedestrian/bike friendly away from nodes.	18.75%		
Settingdown Road	% RESPONSE	AGREE	DISAGREE
Allow single family detached residential.	50.00%	●	
Preserve the existing character of the corridor.	37.50%		
Place uses that are not pedestrian/bike friendly away from nodes.	31.25%		
Georgia Highway 400	% RESPONSE	AGREE	DISAGREE
Allow light industrial uses along the corridor.	69.57%	●●	
Allow apartments, townhomes, and/or condominium development between nodes and along key intersections to promote walkability or other alternative modes of travel.	68.75%	●●	
Commercial within nodes and along key intersections.	68.00%	●●	
Marslet Parkway	% RESPONSE	AGREE	DISAGREE
Place uses that are not pedestrian/bike friendly away from nodes.	31.25%		
Allow single family detached residential.	29.17%		
Preserve the existing character of the corridor.	20.83%		

SECTION 3 CENTRAL FORSYTH



Freedom Parkway	% RESPONSE	AGREE	DISAGREE
Allow apartments, townhomes, and/or condominium development between nodes and along key intersections to promote walkability or other alternative modes of travel.	45.65%	●●	
Concentrate apartments, townhomes, and/or condominium development within nodes and along key intersections.	41.82%	●●	
Allow light industrial uses along the corridor.	39.62%	●	
Post Road	% RESPONSE	AGREE	DISAGREE
Preserve the existing character of the corridor.	77.63%		
Allow single family detached residential.	67.19%	●●	●
Place uses that are not pedestrian/bike friendly away from nodes.	47.06%	●	
Atlanta Highway/State Route 9	% RESPONSE	AGREE	DISAGREE
Commercial within nodes and along key intersections.	56.94%	●●	
Place uses that are not pedestrian/bike friendly away from nodes.	56.6%	●	
Allow light industrial uses along the corridor.	47.06%		●

Bethelview Road	% RESPONSE	AGREE	DISAGREE
Preserve the existing character of the corridor.	50.00%		
Allow single family detached residential.	45.83%		
Mixed-use commercial and residential development within nodes and along key intersections to promote walkability or other alternative modes of travel.	18.75%	●●●	
Canton Highway/20	% RESPONSE	AGREE	DISAGREE
Allow light industrial uses along the corridor.	64.15%	●●	●
Place uses that are not pedestrian/bike friendly away from nodes and along key intersections.	59.72%	●●	
Allow light industrial development between nodes and along key intersections to promote walkability or other alternative modes of travel.	54.35%		●●

SR 9 - 100% agree with light industrial use

BLUE STICKY NOTES

Topic

SR 9 – Central Forsyth

Discussion Comments

- SR 9 is light industrial currently but needs to be redeveloped
- Action item: [revisit and consider] redefining the definition of light industrial in the UDC



FUTURE DEVELOPMENT COMMERCIAL CORRIDORS

SECTION 4 SOUTH FORSYTH COUNTY

Corridor	% RESPONSE	AGREE	DISAGREE
Ronald Reagan Boulevard			
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel		●●●●●	●
Allow light industrial uses along the corridor	53.13%	●●●	●●●
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	50.00%		●●●●●
Peachtree Parkway/ State Route 141			
Commercial within nodes and along key intersections	58.33%	●	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	48.08%	●●	●
Preserve the existing character of the corridor	41.30%		●
Mullinax Road			
Allow single family detached residential	66.67%	●	
Preserve the existing character of the corridor	52.17%		
Place uses that are not pedestrian/ bike friendly away from nodes	46.15%		
Atlanta Highway/ State Route 9			
Commercial within nodes and along key intersections	47.92%	●●●●	
Allow light industrial uses along the corridor	43.75%	●●●●	●●
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	40.00%		
Shiloh Road			
Preserve the existing character of the corridor	65.22%	●●	
Allow single family detached residential	48.72%	●	
Place uses that are not pedestrian/ bike friendly away from nodes	38.46%		
Union Hill Road			
Allow single family detached residential	46.15%	●●	
Preserve the existing character of the corridor	43.48%	●	
Place uses that are not pedestrian/ bike friendly away from nodes	38.46%		
McGinnis Ferry Road			
Preserve the existing character of the corridor	45.65%		
Allow single family detached residential	43.59%		
Place uses that are not pedestrian/ bike friendly away from nodes	42.31%	●	
Bethany Bend			
Allow single family detached residential	51.28%		
Place uses that are not pedestrian/ bike friendly away from nodes	42.31%		
Preserve the existing character of the corridor	41.30%	●	
Buford Highway/ State Route 20			
Commercial within nodes and along key intersections		●●●●●	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel		●●●●●	●●
Place uses that are not pedestrian/ bike friendly away from nodes	38.46%	●●	●
McFarland Parkway			
Place uses that are not pedestrian/ bike friendly away from nodes	46.15%		
Allow light industrial uses along the corridor	43.75%	●	
Preserve the existing character of the corridor	39.13%		

Handwritten notes on sticky notes:
 - "MIXED-USE... not just about... a vision... more specialized look"
 - "Landscaping in mixed use makes big difference - those requirements could be beefed up"
 - "Split... Outside node, worry about getting too much mixed-use. Balance with natural elements"

BLUE STICKY NOTES

Topic
Ronald Reagan Blvd

Discussion Comment

- Activity but do not have a vision 0 need more specialized look

Topic
Landscaping

Discussion Comment

- Landscaping in mixed use makes big difference - those requirements could be beefed up

Topic
Buford Hwy/SR 20

Discussion Comments

- Split
- Outside node, worry about getting too much mixed-use. Balance with natural elements





Public Input

Meeting Series 1 Land Use Exercises

I. INTRODUCTION

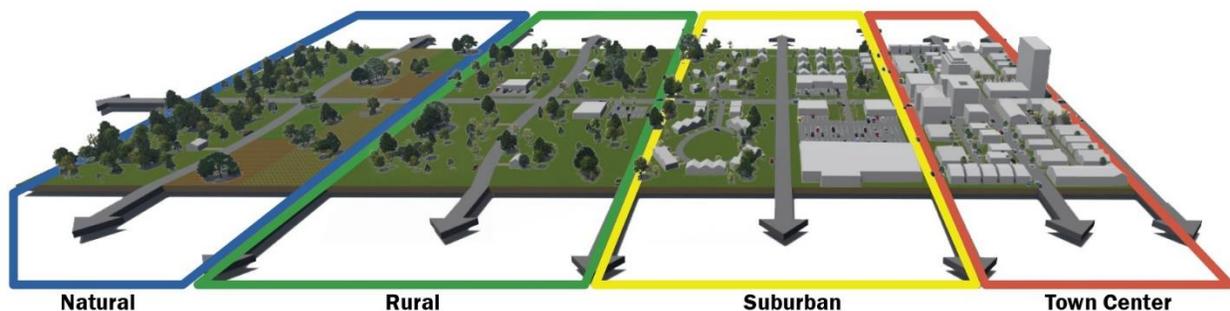
This document summarizes findings from land use exercises carried out as a part of Meeting Series 1. Pages 1 through 14 summarize input from the land use mapping exercises. Pages 15 through 23 summarize responses to land use questions included in the online Community Survey.

II. MAPPING EXERCISES

The Foster Forsyth 2022 online mapping activity drew 337 responses with 185 'likes' and 44 'dislikes' on the comments provided. These results include pins placed manually by the planning team in locations where dots of the same color as the pins in the online activity were placed on maps. Community participants provided input on two items: Community Scale and Balancing Land Uses. This exercise captured visuals of the community's opinion on desired development patterns by geographic location as well as desired locations for other essential uses so that boundaries and policy changes to Community Character Areas or Nodes can be made appropriately.

Community Scale Results

In the Community Scale activity, the interactive map solicited input on how much development community members think is appropriate for different parts of Forsyth County. Respondents placed pins in geographically specific locations indicating their opinions based on the graphic below:



Respondents who placed blue pins desire **Natural** Scale, meaning these parts of Forsyth County should be left undeveloped or left to agriculture, agritourism, conservation, and very low-density housing or similar uses through 2042.

Those who placed green pins desire **Rural** Scale, meaning these locations should be sparsely developed, primarily with large-lot residences and scattered commercial areas through the year 2042.

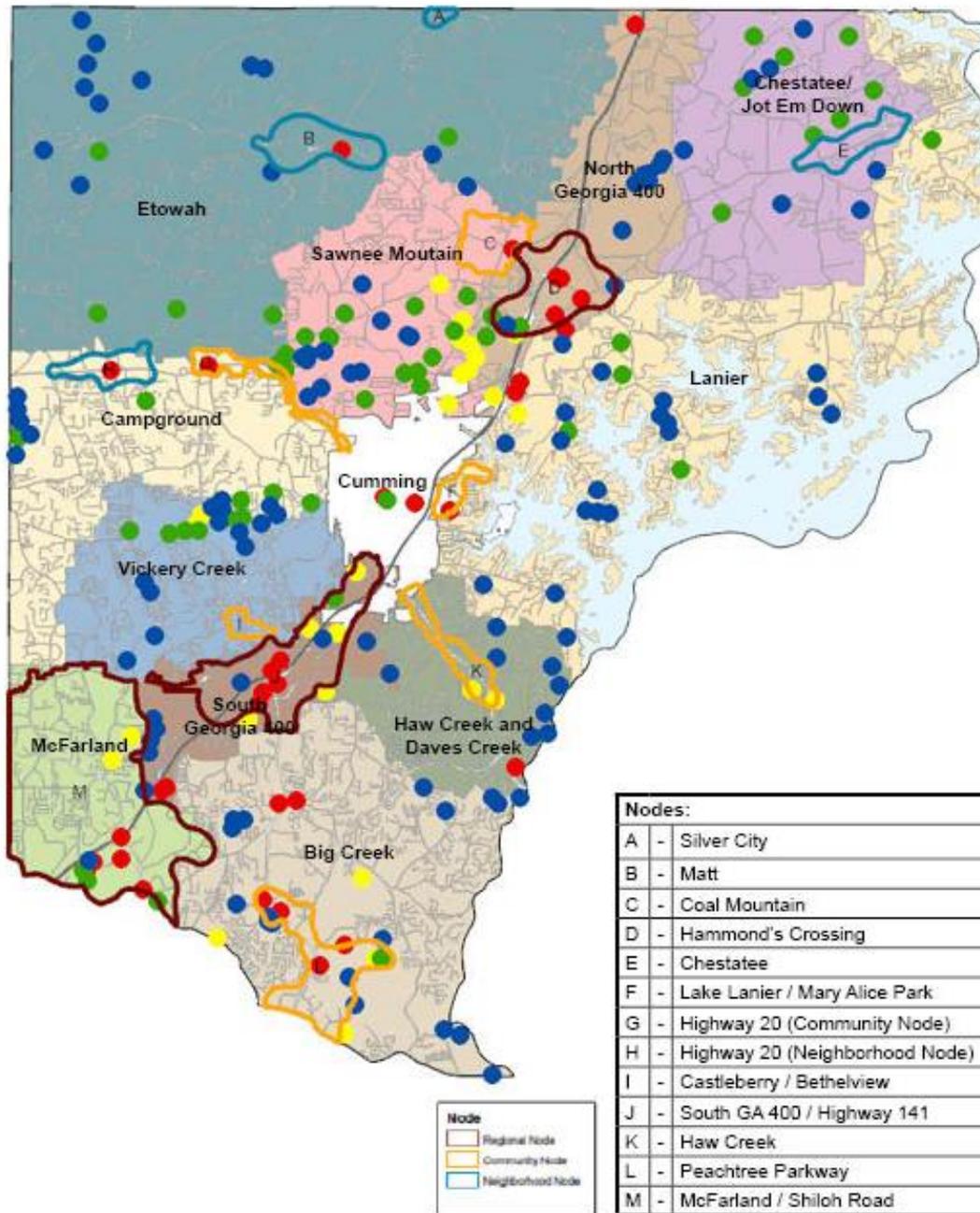
Suburban Scale pins, in yellow, were placed in areas where community members believe 1-2 story buildings that are mostly accessible via car with larger commercial areas along major roads should be located.

Community members who placed red pins, symbolizing **Town Center** Scale, believe that parts of Forsyth County should have an opportunity to be a more intense and active environment. This category includes traditional centers (typically including 1-3 story buildings with accommodations for bicyclists and pedestrians) and more intense, regional commercial destinations (typically 1-3 story buildings that attract visitors from outside the immediate community).

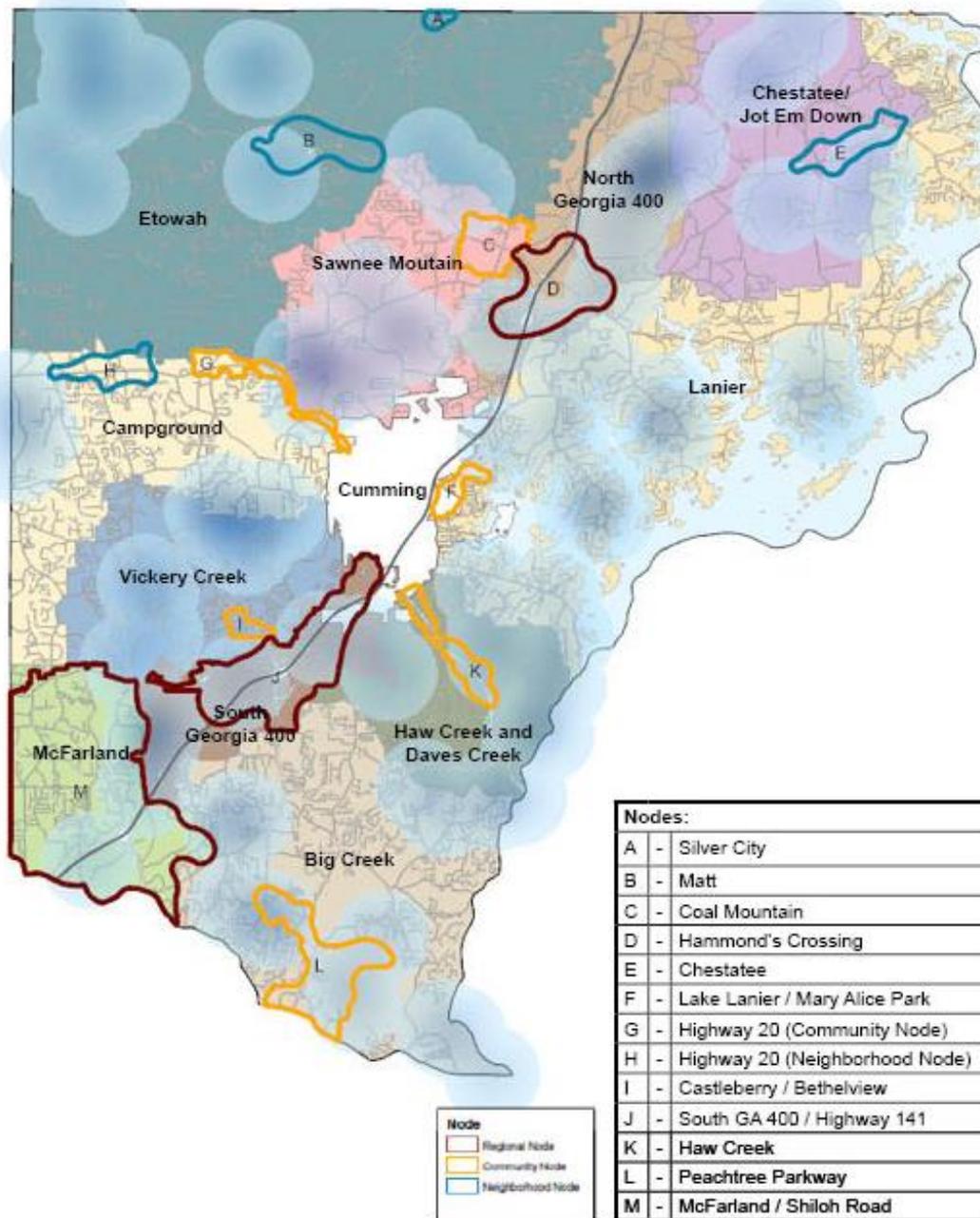
The following pages contain illustrative images refined using ESRI ArcGIS (Geographic Information Systems) software. These maps were informed by heat maps generated by Social Pinpoint to indicate input for each community scale type based on pins placed on the map. Underneath each map are key takeaways that could affect policies contained within the Foster Forsyth 2022 update.



Overall Community Scale Responses



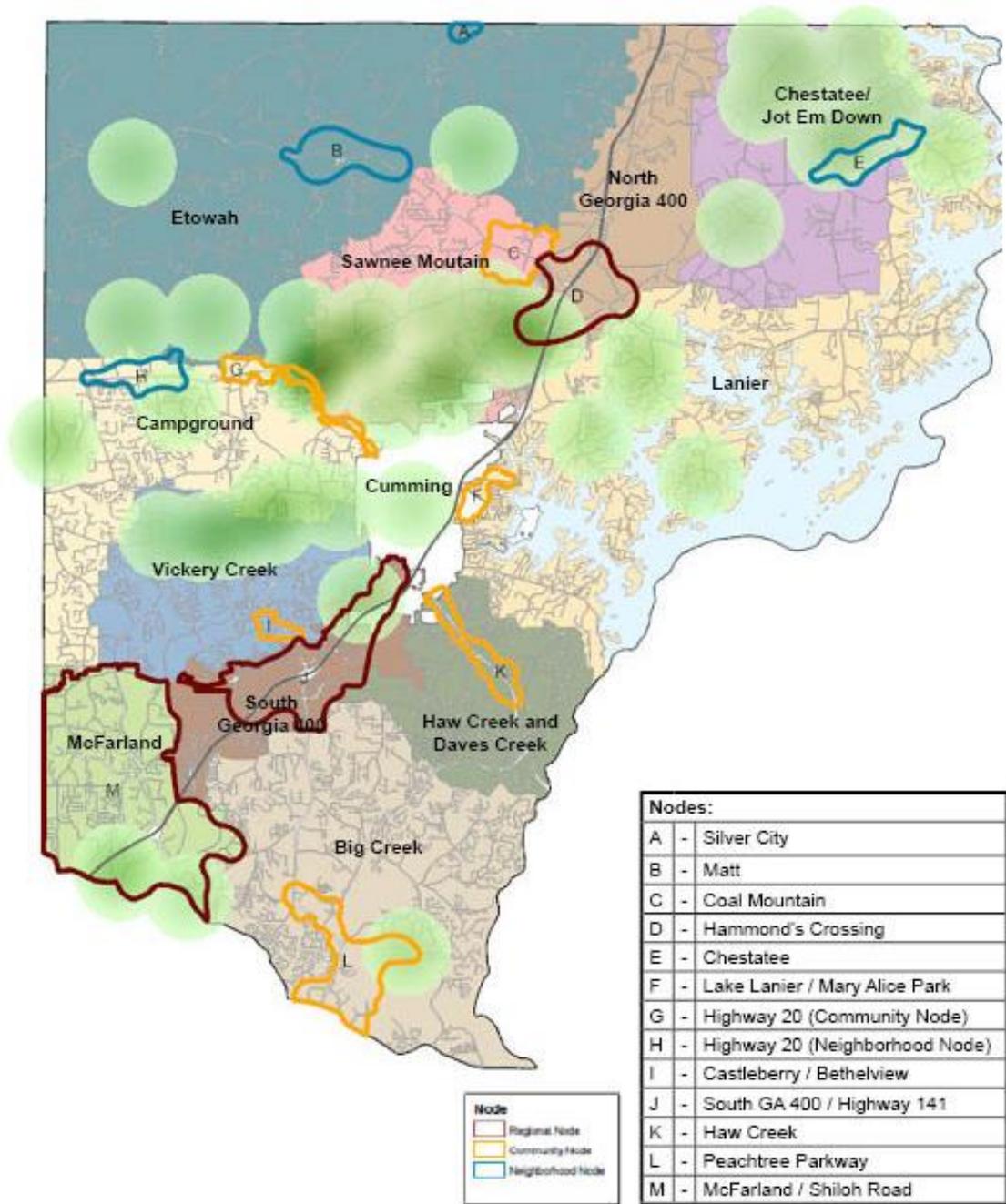
Natural



Respondents indicated that the Vickery Creek, Sawnee Mountain, and Campground Community Character Areas should maintain **Natural** elements. Many community members expressed concern that development within the City of Cumming would eventually influence more intense development beyond its boundaries, yielding the tremendous desire to preserve its current development scale.

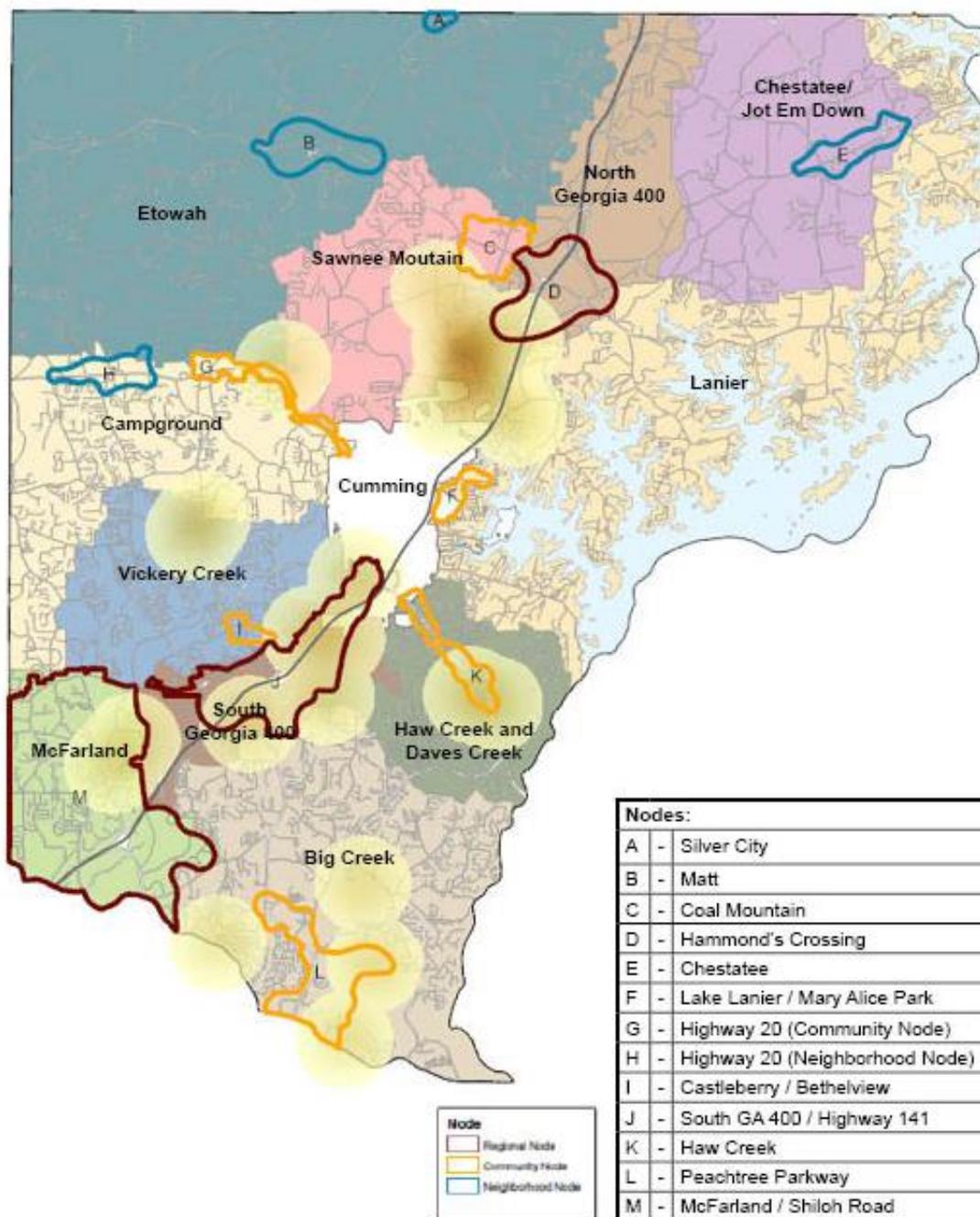


Rural



Participants also identified the Sawnee Mountain Community Character Area as a portion of the County to maintain its **Rural** elements. Residents expressed the importance of the Sawnee Mountain Preserve and its surroundings as a natural resource needing meaningful preservation from more intense development patterns.

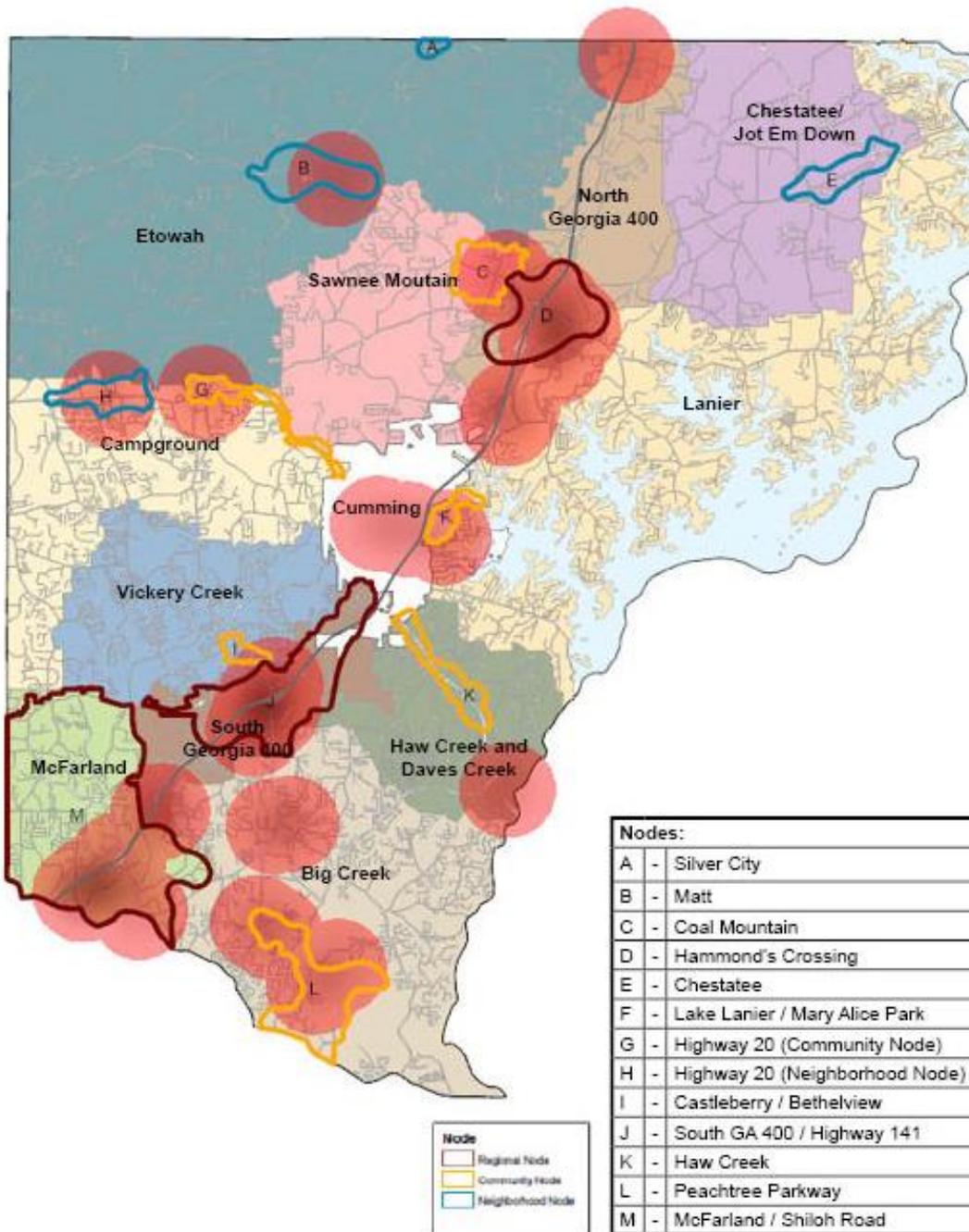
Suburban



While much of Forsyth currently sustains suburban development patterns, community members indicated that the area surrounding the intersection of Highway 9 and Keith Bridge Road should become more **Suburban**. This area falls directly south of the existing Coal Mountain and Hammond's Crossing nodes in the Sawnee Mountain and North Georgia 400 Community Character Areas, respectively.



Town Center



Town Center Scale was most preferred within the McFarland/Shiloh Road Regional Node at SR 400 and MacFarland Parkway, the South GA 400/Highway 141 Regional Node at SR 400 and SR 141, and the Hammond's Crossing Regional Node at SR 400 and SR 369. Other smaller concentrations of this community scale preference also lie within other Community and Neighborhood Nodes.

Balancing Land Uses Results

In the Balancing Land Uses activity, participants were asked to share where they think different land uses should go. Like the Community Scale Activity, these results include pins placed manually by the planning team in locations where dots of the same color as the pins in the online activity were placed on maps. Communities need a balance of uses to be great places to live, work, and play. This ultimately requires areas for restaurants, shopping, and jobs as well as locations for more intense commercial uses such as storage facilities and vehicle related businesses.

Participants who placed green dots were indicating they wanted to see more **mixed-use developments** including some combination of residences, offices, retail, restaurants, and other services in one location.

Residents who placed yellow dots desire more **apartments, condominiums, and townhomes** including apartment complexes, condominiums, townhomes, duplexes, quadplexes and other attached residential products. This category did not include neighborhoods that only include single-family detached homes.

Blue dots indicated that the participant desires **storage facilities** as a feasible use. This includes mini-warehouses, multi-story climate-controlled storage facilities, outdoor storage yards (RV/boat storage, etc.), and other establishments geared towards the storage of personal materials or goods.

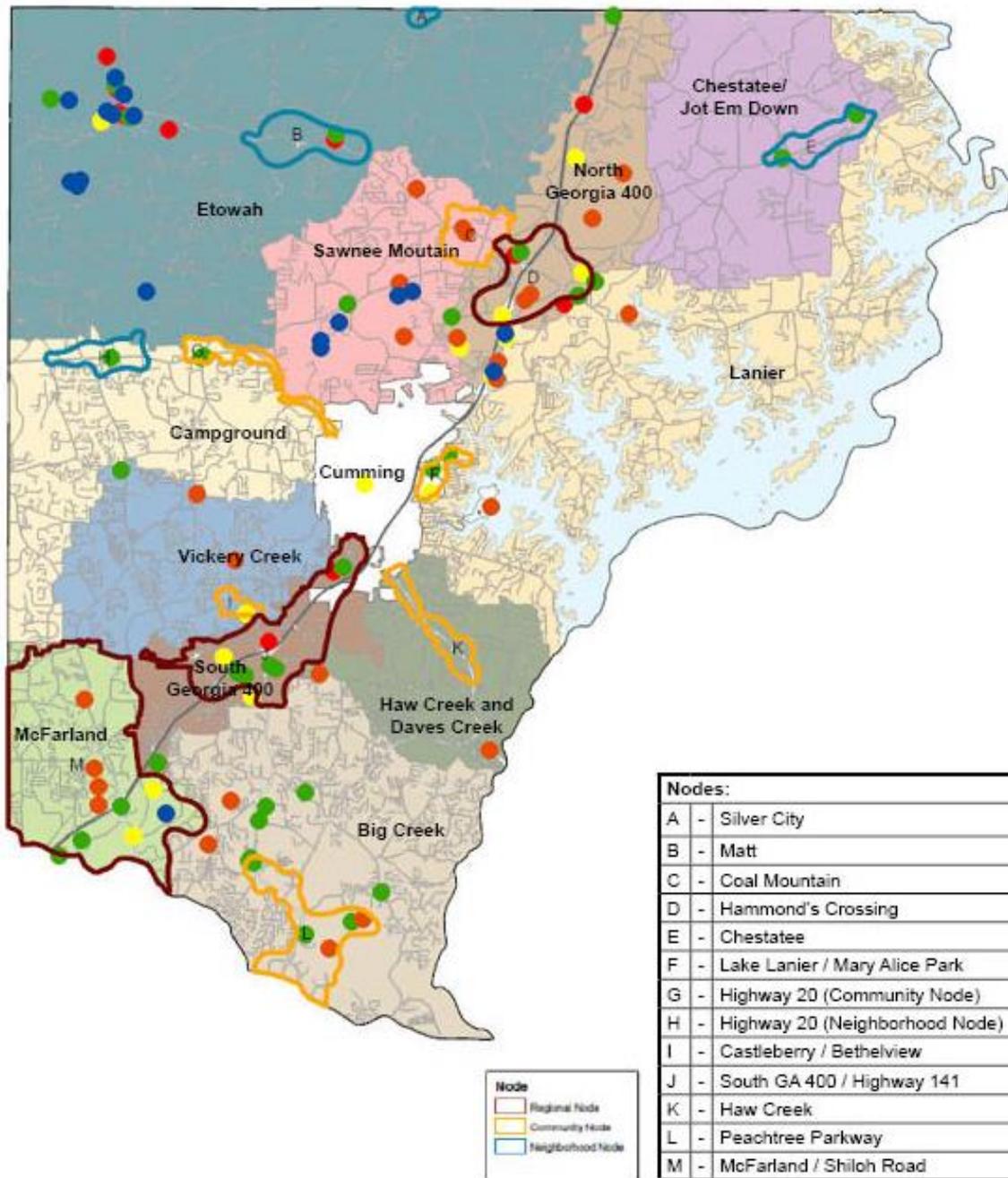
Participants who placed red dots on the map desire **vehicle-related businesses**, including vehicle sales dealerships, vehicle rental businesses, and other services like car washes, fuel stations, and repair shops including collision centers.

Residents were given the opportunity to place orange dots to indicate that they feel **another use** – other than those listed above – may be appropriate.

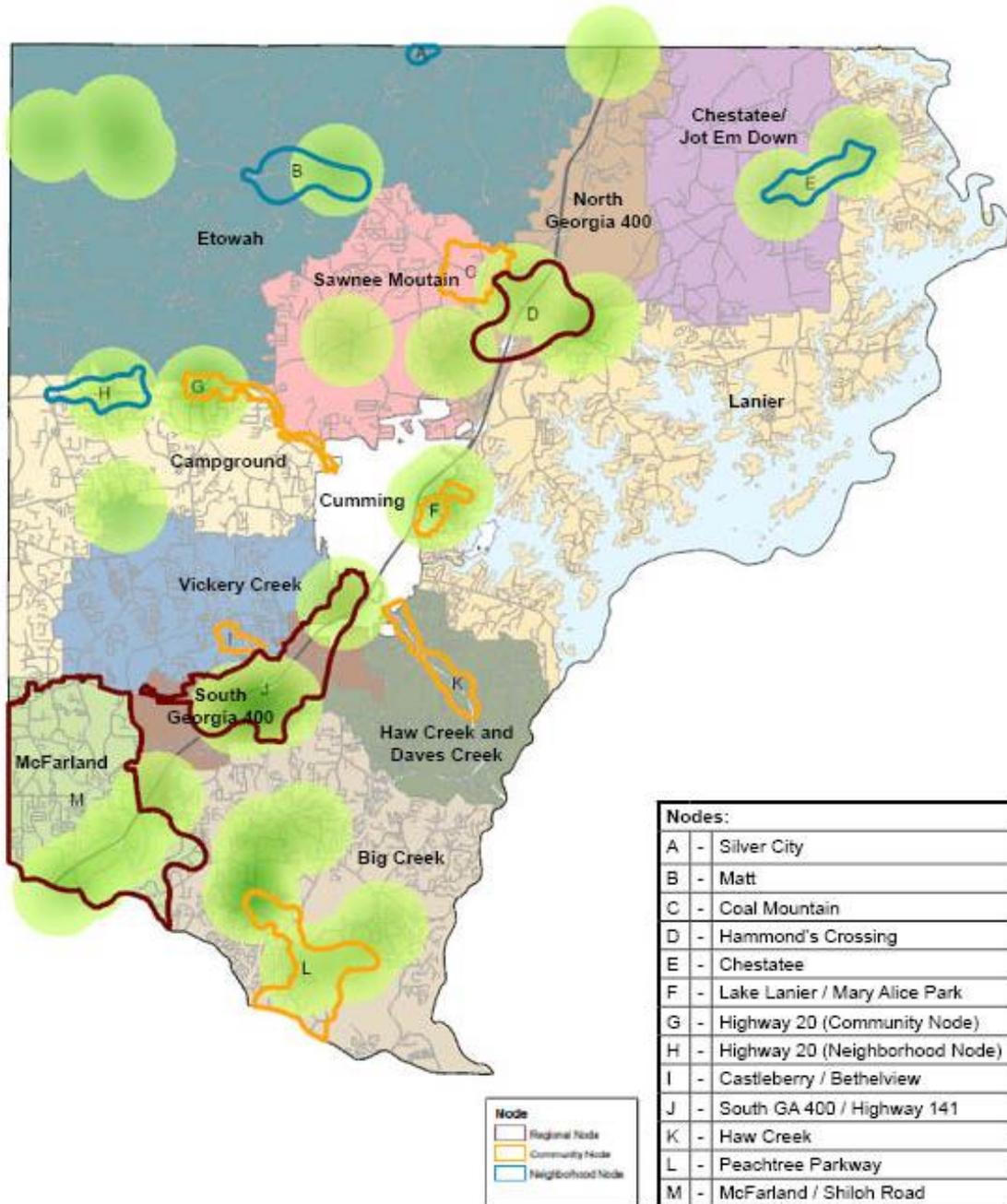
The following pages contain illustrative images refined using ESRI ArcGIS (Geographic Information Systems) software. These maps were informed by heat maps generated by Social Pinpoint to indicate input for each community scale type based on pins placed on the map. Underneath each map are key takeaways that could affect policies contained within the Foster Forsyth 2022 update.



Overall Balancing Land Uses Responses



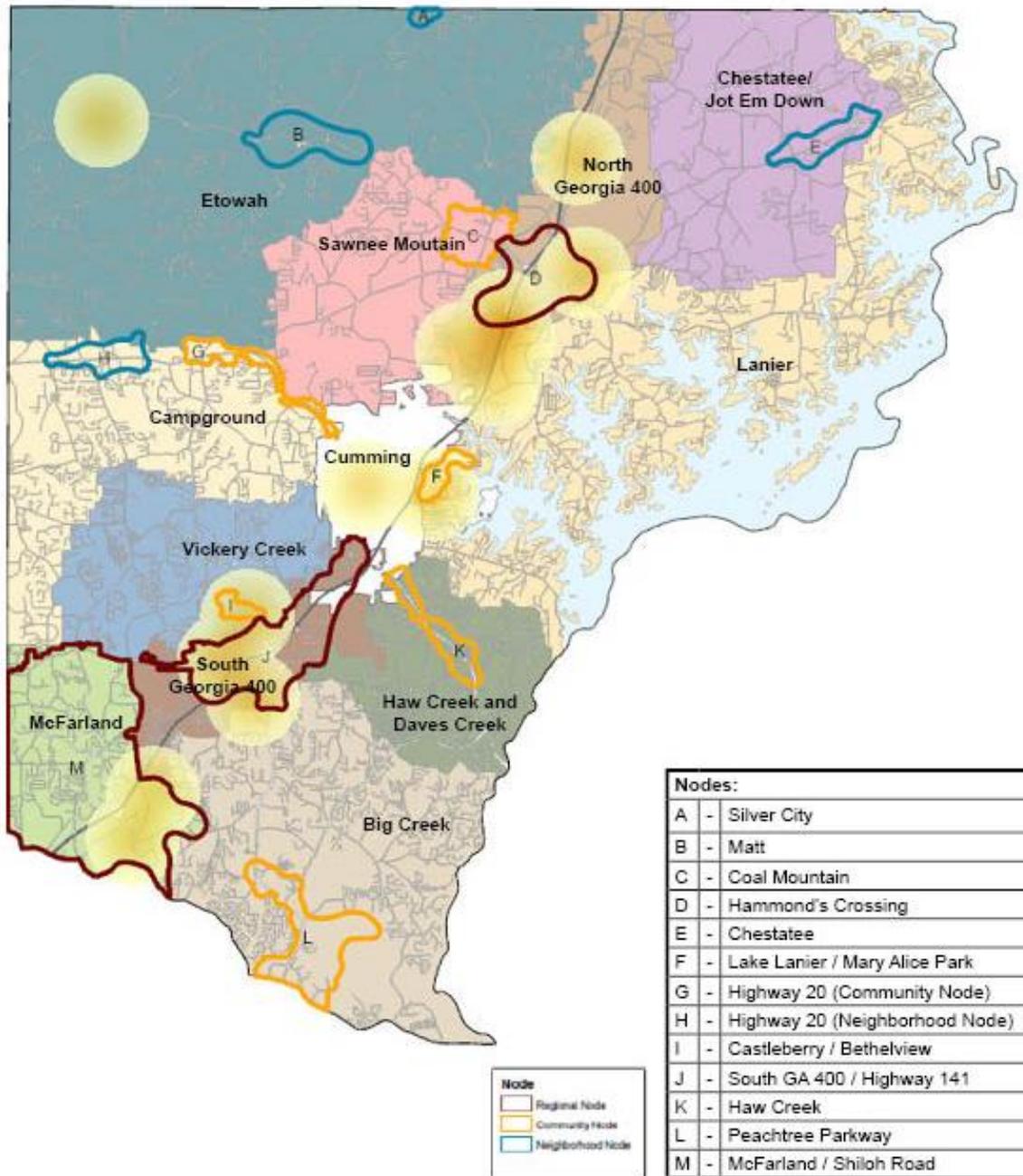
Mixed-Use



The main concentrations for appropriate placement of **Mixed-Use** development appears to be within the Big Creek Community Character Area adjacent to Halcyon. While several respondents indicated the intersection of SR 400 and SR 369 as an area appropriate for Town Center scale, there was less desire to place mixed-use in this area.

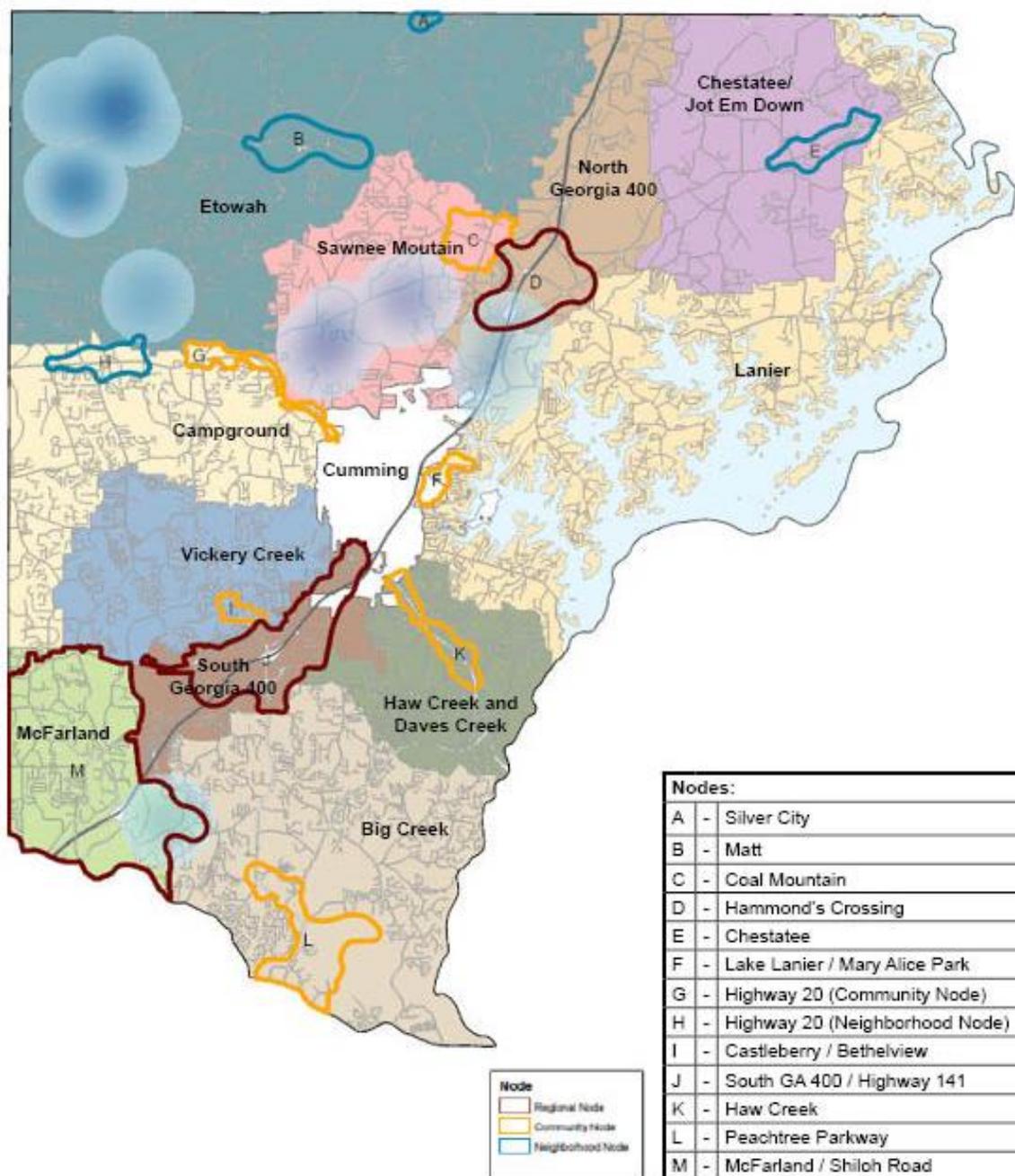


Apartments/Condos/Townhomes



Community participants mainly placed **Apartments/Condos/Townhomes** along the SR 400 Corridor. While many indicated the McFarland, South Georgia 400, and Hammond's Crossing nodes as appropriate locations for these residential developments, the area south of the Hammond's Crossing Node shows the highest concentrated desire for apartment/condo/townhome development.

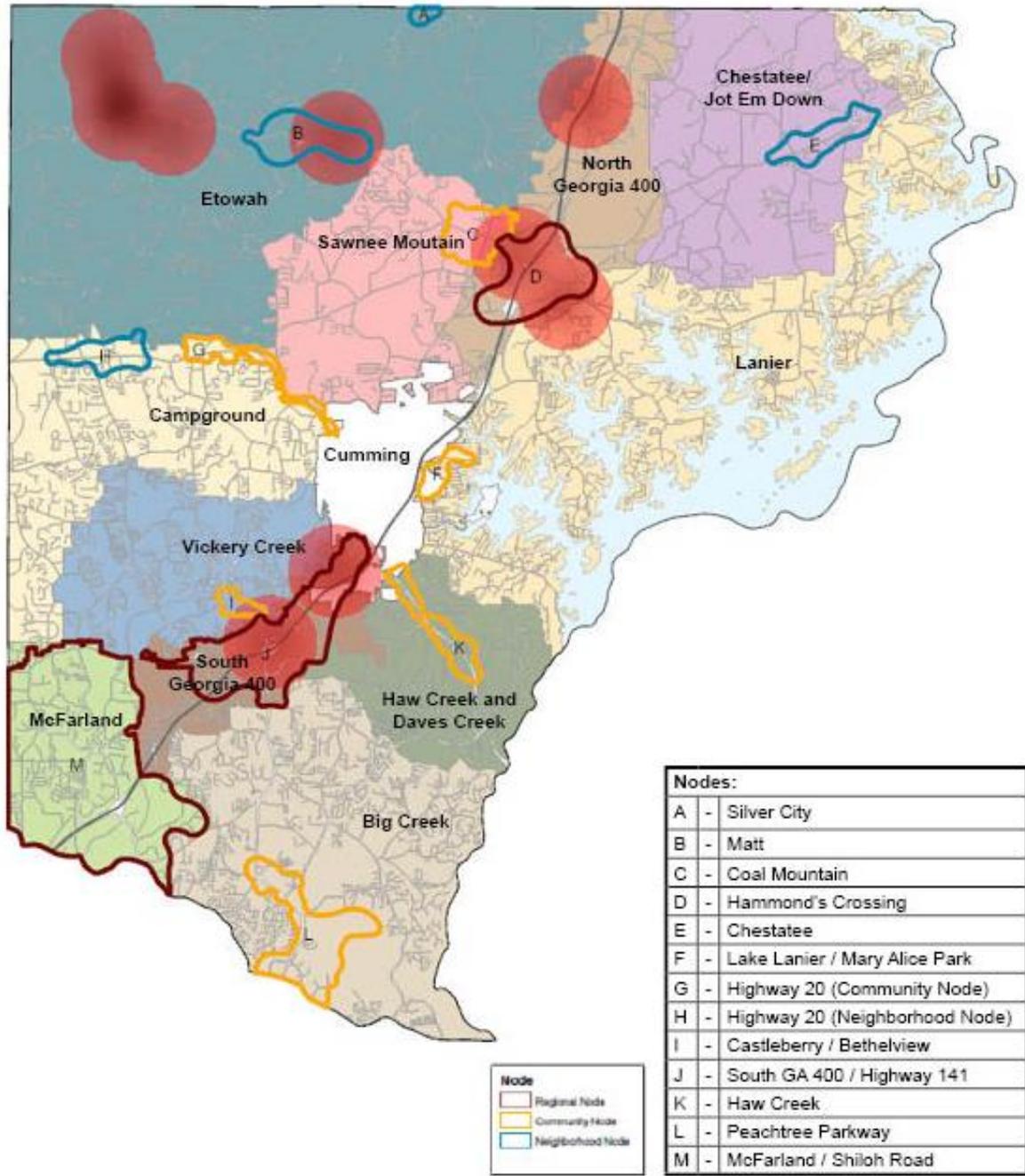
Storage Facilities



Most of the responses regarding **Storage Facilities** were put in the northern half of the County, specifically in the northwest corner and in the Etowah Community Character Area. Although there were a few responses in the southern part of the county, there is not a lot of desire to place additional storage facilities there.

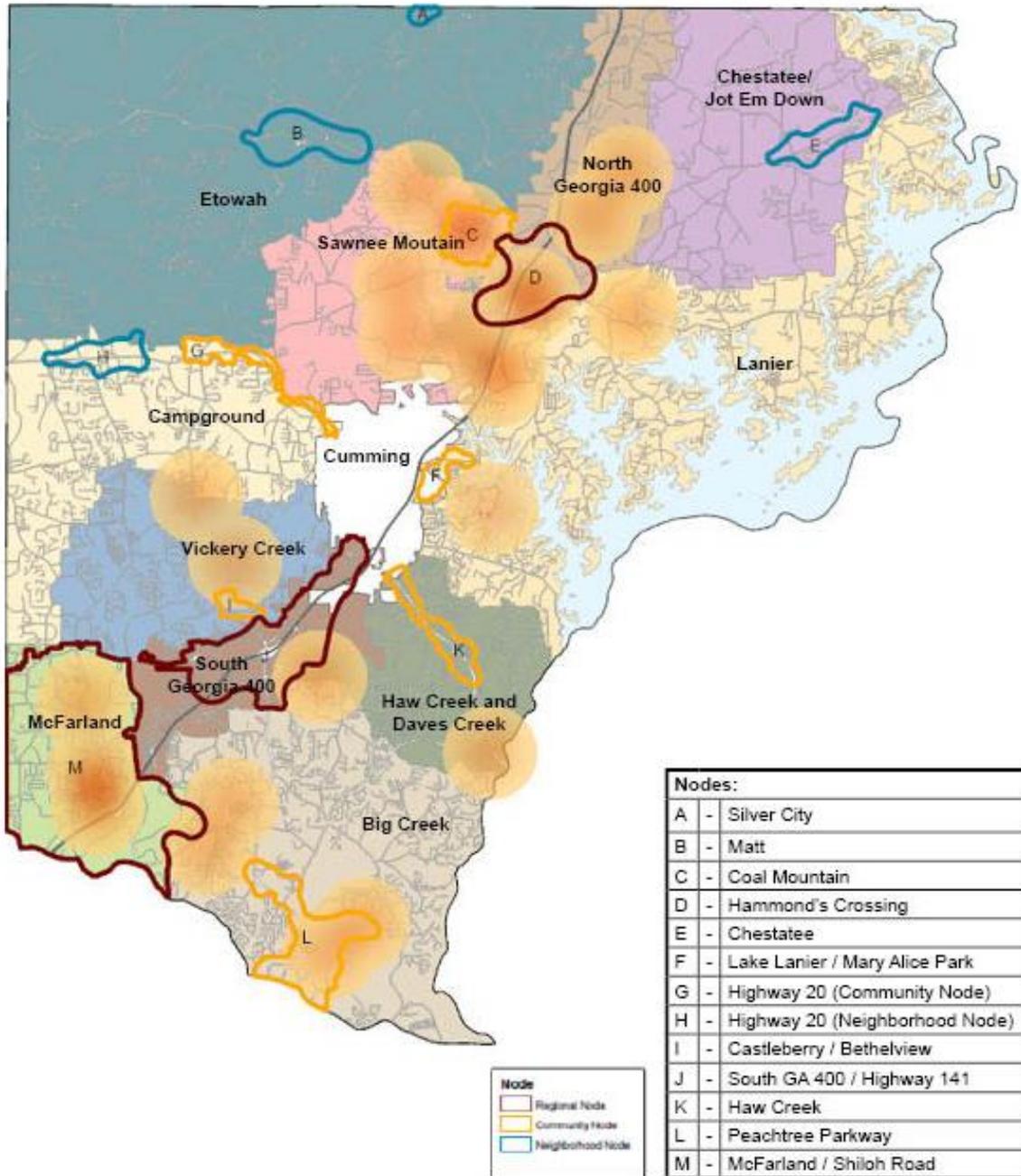


Vehicle-Related Business



Similar to the responses received regarding storage facilities, most participants indicated that **Vehicle-Related Business** are appropriate in the Etowah Community Character Area along Old Federal Road, with additional (but fewer) pins placed in a few locations along the GA 400 corridor.

Other Land Uses



The online mapping exercises allowed for comments in addition to placing pins. Several people indicated they want to see senior housing within Forsyth County. This suggestion was concentrated near several schools and primarily in the Sawnee Mountain Community Character Area along Highway 369.



III. LAND USE SURVEY RESULTS

Nodes

We asked community members to indicate appropriate land uses and business types for each node type. The uses listed below each node type were identified as the most popular (top 3).



Meeting Series 1 Public Input - Land Use Exercises

Regional Node	
Mixed-use use developments that offer a combination of retail, office, and residential	72.13%
Hotels	49.18%
Open air businesses (garden supply, rock yards, building materials, flea markets, statuary, etc.)	44.67%

Community Node	
Mixed-use use developments that offer a combination of retail, office, and residential	66.95%
Mixed-residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, apartments, and other forms of attached housing such as duplexes/quadrplexes	49.79%
Open air businesses (garden supply, rock yards, building materials, flea markets, statuary, etc.)	33.91%
Townhome/Condominium developments	33.05%

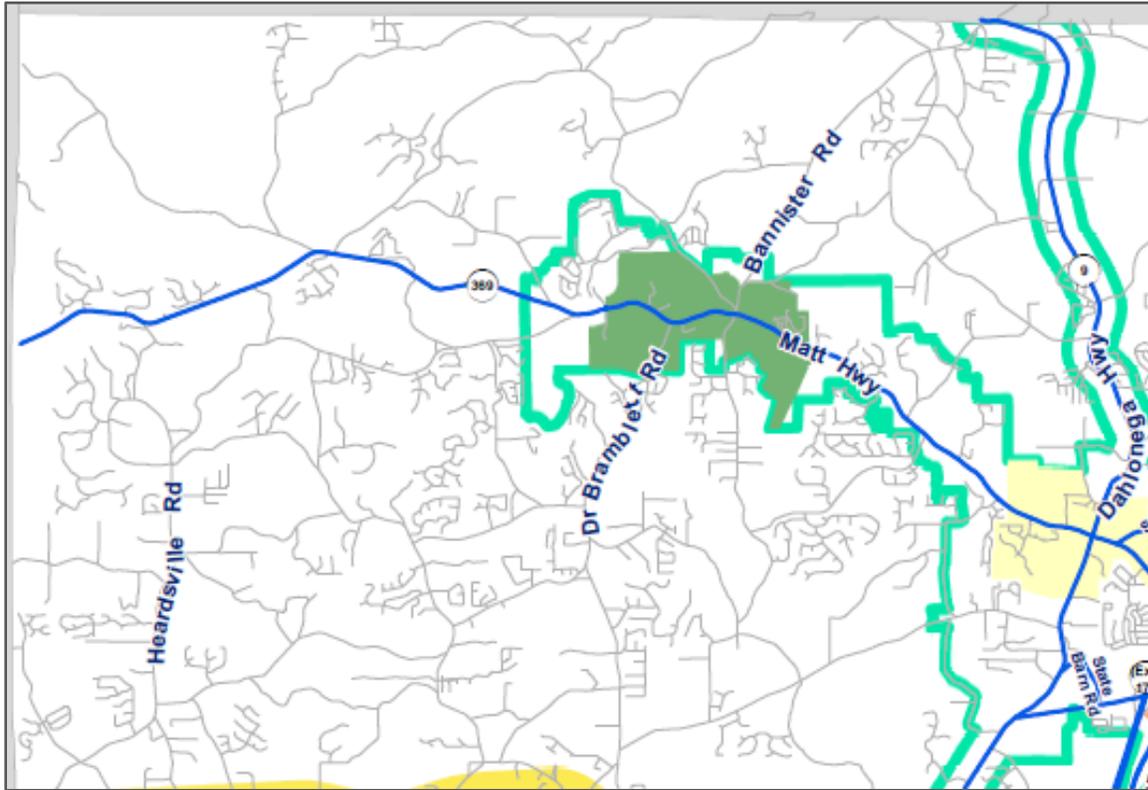
Neighborhood Node	
Mixed-residential developments that offer a variety of housing types such as detached homes, townhomes/condominiums, apartments, and other forms of attached housing such as duplexes/quadrplexes	51.76%
Mixed-use use developments that offer a combination of retail, office, and residential	49.75%
Townhome/Condominium developments	37.19%



Corridors

We asked community members to indicate preferences for future development along each designated commercial corridor within Forsyth County. The preferences listed below each corridor were identified as the most popular (top 3 or 4). Corridors have been divided into geographic sections of the County.

SECTION 1 – NORTHWEST FORSYTH



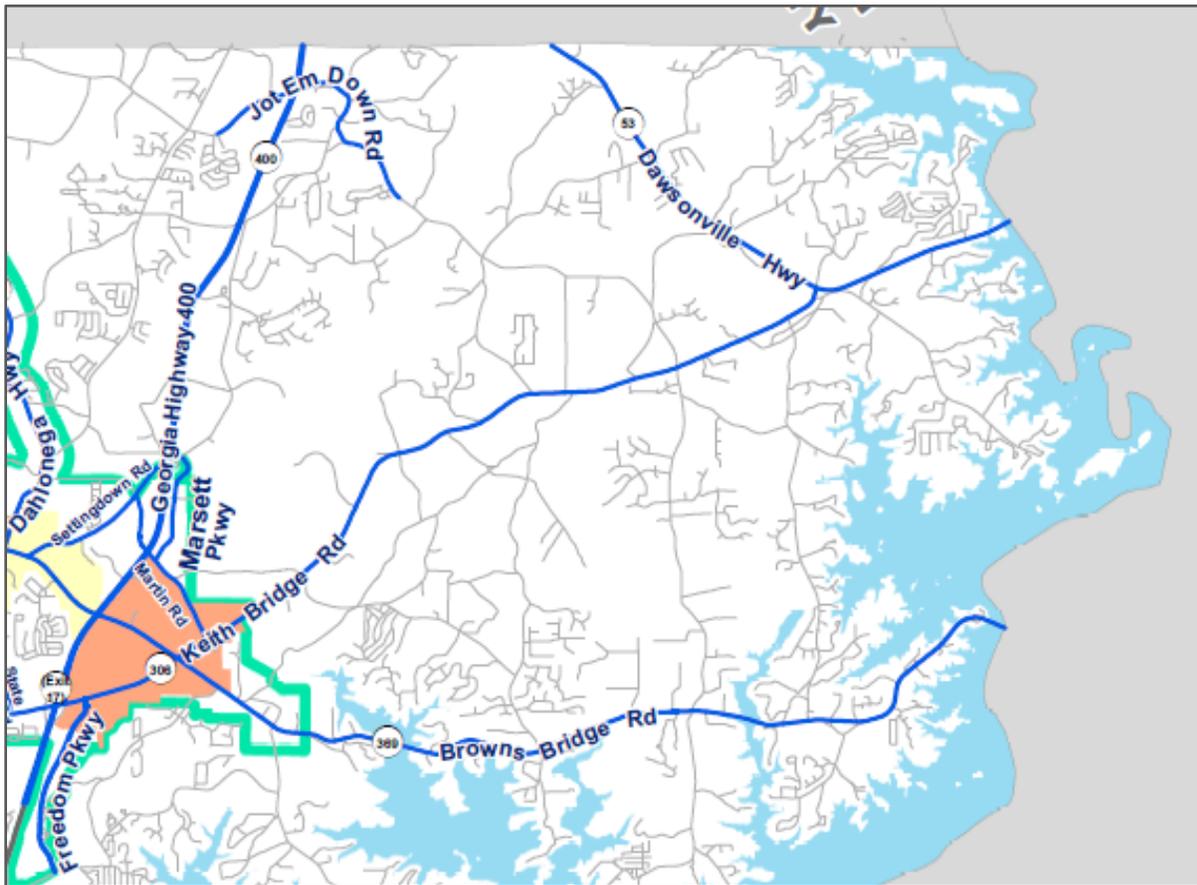
State Route 369/Matt Highway	
Allow single family detached residential	84.62%
Preserve the existing character of the corridor	79.07%
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	75.00%

Dahlonga Highway/State Route 9	
Allow single family detached residential	76.92%
Preserve the existing character of the corridor	65.12%
Allow light industrial uses along the corridor	64.29%

State Barn Road	
Allow single family detached residential	69.23%
Preserve the existing character of the corridor	65.12%
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	50.00%



SECTION 2 – NORTHEAST FORSYTH



State Route 369/Browns Bridge Road	
Commercial within nodes and along key intersections	60.00%
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	50.00%
Allow single family detached residential	45.83%

Keith Bridge Road/SR 306	
Allow single family detached residential	62.50%
Preserve the existing character of the corridor	54.17%
Commercial within nodes and along key intersections	48.00%

Jot Em Down Road	
Preserve the existing character of the corridor	91.67%
Allow single family detached residential	75.00%
Place uses that are not pedestrian/bike friendly away from nodes	25.00%

Dawsonville Highway/SR 53	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	57.14%
Place uses that are not pedestrian/bike friendly away from nodes	50.00%

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Meeting Series 1 Public Input - Land Use Exercises

Allow single family detached residential	45.83%
--	--------

Marssett Parkway	
Place uses that are not pedestrian/bike friendly away from nodes	31.25%
Allow single family detached residential	29.17%
Preserve the existing character of the corridor	20.83%
Commercial within nodes and along key intersections	20.00%

Martin Road	
Preserve the existing character of the corridor	50.00%
Allow single family detached residential	45.83%
Place uses that are not pedestrian/bike friendly away from nodes	18.75%

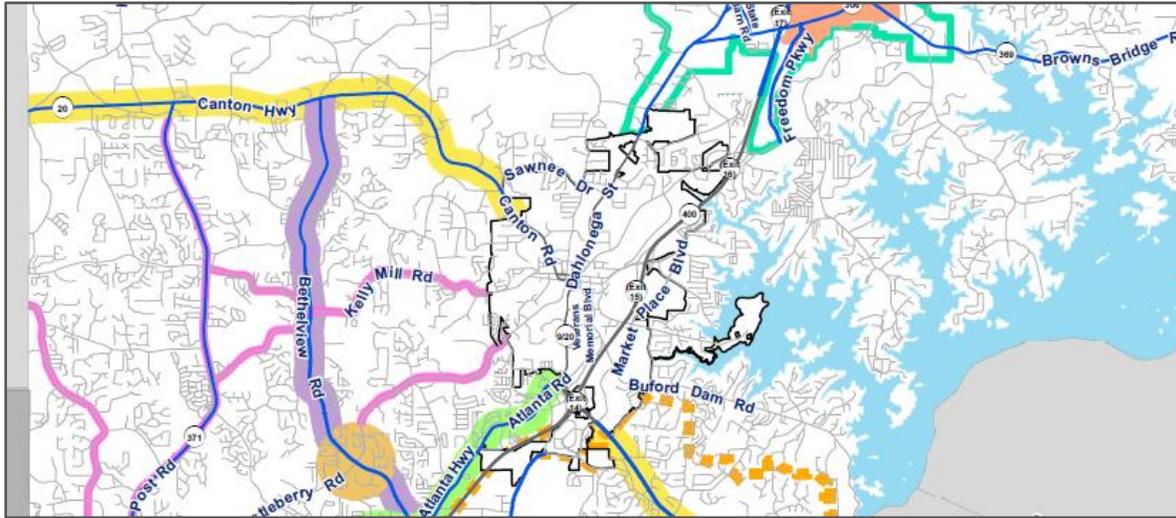
Freedom Parkway	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	50.00%
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	37.50%
Preserve the existing character of the corridor	33.33%

Settingdown Road	
Allow single family detached residential	50.00%
Preserve the existing character of the corridor	37.50%
Place uses that are not pedestrian/bike friendly away from nodes	31.25%
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	30.43%

Georgia Highway 400	
Allow light industrial uses along the corridor	69.57%
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	68.75%
Commercial within nodes and along key intersections	68.00%
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	66.67%



SECTION 3 – CENTRAL FORSYTH



Post Road	
Preserve the existing character of the corridor	77.63%
Allow single family detached residential	67.19%
Place uses that are not pedestrian/bike friendly away from nodes	47.06%

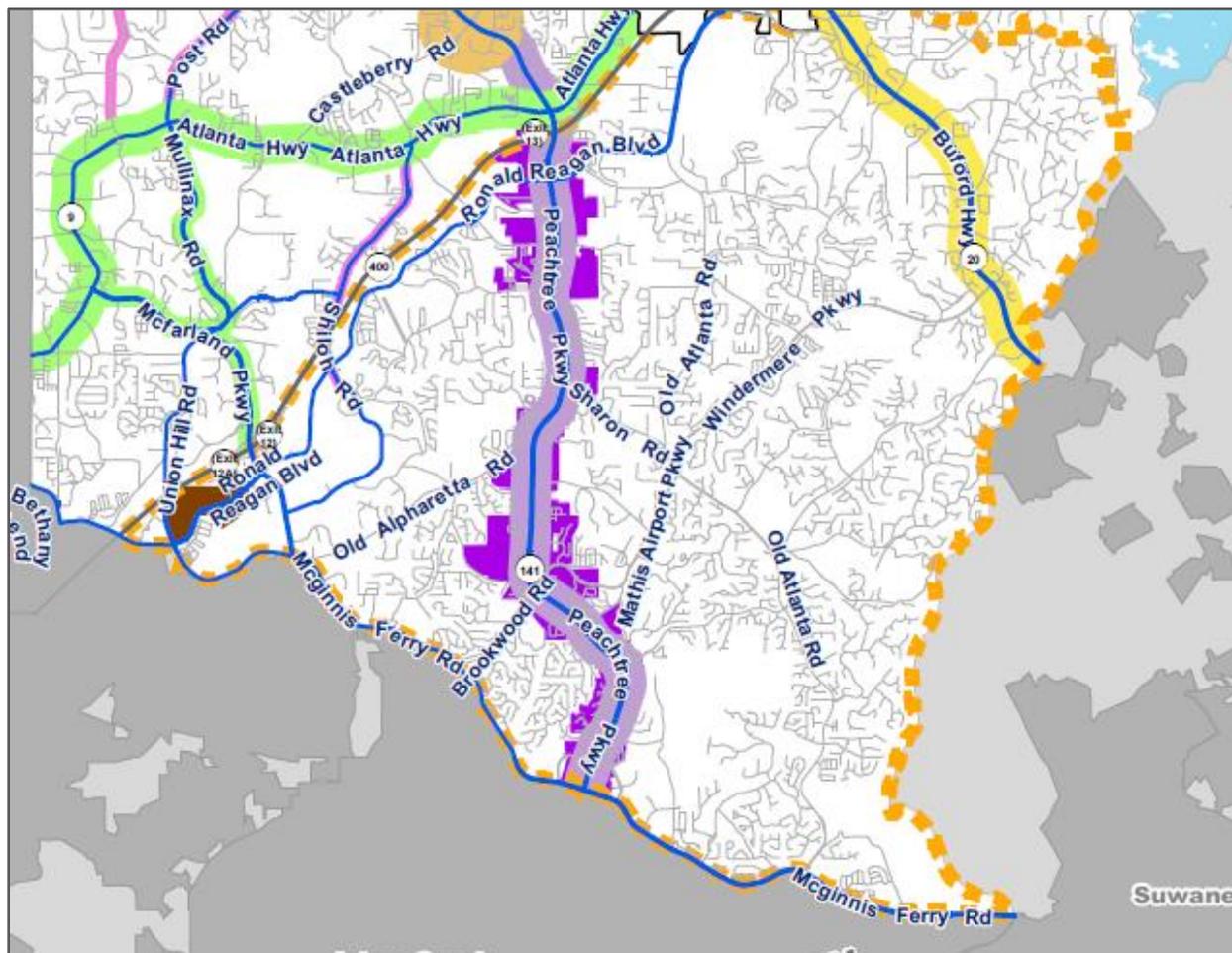
Bethelview Road	
Preserve the existing character of the corridor	68.42%
Allow single family detached residential	67.19%
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	42.03%

Canton Highway/State Route 20	
Allow light industrial uses along the corridor	64.15%
Commercial within nodes and along key intersections	59.72%
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	54.35%

Atlanta Highway/State Route 9	
Commercial within nodes and along key intersections	56.94%
Allow light industrial uses along the corridor	56.6%
Place uses that are not pedestrian/bike friendly away from nodes	47.06%

Freedom Parkway	
Allow apartments, townhome, and/or condominium development between higher intensity commercial uses along corridors and single-family residential neighborhoods	45.65%
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	41.82%
Allow light industrial uses along the corridor	39.62%
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	39.13%

SECTION 4 – SOUTH FORSYTH



Mullinax Road	
Allow single family detached residential	66.67%
Preserve the existing character of the corridor	52.17%
Place uses that are not pedestrian/bike friendly away from nodes	46.15%

Ronald Reagan Boulevard	
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	61.54%
Allow light industrial uses along the corridor	53.13%
Concentrate apartments, townhome, and/or condominium development within nodes and along key intersections	50.00%

Peachtree Parkway/State Route 141	
Commercial within nodes and along key intersections	58.33%
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	48.08%
Preserve the existing character of the corridor	41.30%



McGinnis Ferry Road	
Preserve the existing character of the corridor	45.65%
Allow single family detached residential	43.59%
Place uses that are not pedestrian/bike friendly away from nodes	42.31%

Buford Highway/State Route 20	
Commercial within nodes and along key intersections	54.17%
Mixed-use (commercial and residential developments) within nodes and along key intersections to promote walkability or other alternative modes of travel	44.23%
Place uses that are not pedestrian/bike friendly away from nodes	38.46%

Atlanta Highway/State Route 9	
Commercial within nodes and along key intersections	47.92%
Allow light industrial uses along the corridor	43.75%
Concentrate apartments, townhome, and/or condominium development in nodes, but not along other portions of these corridors	40.00%

McFarland Parkway	
Place uses that are not pedestrian/bike friendly away from nodes	46.15%
Allow light industrial uses along the corridor	43.75%
Preserve the existing character of the corridor	39.13%

Union Hill Road	
Allow single family detached residential	46.15%
Preserve the existing character of the corridor	43.48%
Place uses that are not pedestrian/bike friendly away from nodes	38.46%

Shiloh Road	
Preserve the existing character of the corridor	65.22%
Allow single family detached residential	48.72%
Place uses that are not pedestrian/bike friendly away from nodes	38.46%

Bethany Bend	
Allow single family detached residential	51.28%
Place uses that are not pedestrian/bike friendly away from nodes	42.31%
Preserve the existing character of the corridor	41.30%



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

I. Overview

Needs and opportunities are a required element of all comprehensive plans as established by the Georgia Department of Community Affairs. The Needs and Opportunities must be updated every five years to reflect issues related to growth and development that are most important to the Forsyth community and should be compatible with the County's overall vision and goals.

The list of priority Needs and Opportunities for Foster Forsyth 2022 must have corresponding action items in the five-year, Community Work Program. Some needs and opportunities may be a lower priority but may be considered for action in the County's next update to its comprehensive plan.

Draft Needs and Opportunities Development

Meeting Series 1 participants were asked to provide feedback on a preliminary list of needs and opportunities that was based on the planning team's assessment of existing conditions and trends as well as input from stakeholder interviews. The goal was to hear whether these draft needs and opportunities should be formalized as priorities for future growth and development. Community members were also invited to identify any additional items.

The following sections highlight input that informed the proposed adjustments to the preliminary Needs and Opportunities list, reflected in the last column of **Table 1**.

II. Key Takeaways from Community Survey

High-quality schools and low crime were rated as the highest contributors to quality of life in Forsyth County. The following topics received the most votes for needing more attention over the next 5 years. The topics are listed in order of rank, based on the percentage of total votes.

1. Slowing the pace of development (74%)
2. Improving our roadways for vehicular traffic (72%)
3. Providing high-quality infrastructure and services (52%)

The following challenges received the most votes for being most important for Forsyth County's long-term planning for growth and development. The topics are listed in order of rank, based on the percentage of votes.

1. Maintaining regional water planning and stewardship (57%)
2. Improving educational outcomes (45%)
3. Fostering communities that work for all ages and abilities (36%)



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

III. Takeaways from Needs & Opportunities Input Activities

Free Response Themes

- Slow down development
- Maintain rural feel
- Focus on larger lot sizes and more space between homes
- Encourage horse farms and golf courses
- Stop clearcutting and protect trees
- Prevent development of forested areas
- Limit light pollution (Dark Sky community program referenced 2x)
- Stop approving cookie-cutter subdivisions
- Improve aesthetics of the County, particularly through beautification/landscaping on major roadways
- Landscaping with native plants and prohibiting invasive species
- High-end retail and restaurants
- Make Forsyth County a tech hub for North Georgia
- Provide more affordable senior housing
- Create greater access to Lake Lanier and the Chattahoochee River
- Developers need to be held responsible for the impacts they cause
- Population overcrowding is causing traffic
- Need bike lanes and sidewalks
- Need more public transportation options
- Denser development in already developed areas is needed to improve walkability

Other Observations

Several needs and opportunities comments received via the public meetings and online questionnaire allude to potential action items, rather than broader needs and opportunities, and will be considered as the five-year Community Work Program is being developed. Some of the comments, as reflected above and in the exhibits that follow, reference issues that have recently been addressed by the County such as clearcutting, tree preservation, and mass grading adjustments. It is not recommended to add action items for issues that the County has already invested significant resources to address. Other items may be addressed by existing plans or implementation programs, but the funding or implementation phase has not yet come to fruition. These initiatives will be incorporated in the Community Work Program to show planned initiatives that address such community concerns. The intent of this prioritization is to identify topics that are either not currently being addressed or are works in progress and require continued attention.

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

Refining our List of Needs & Opportunities

Table 1. Priority Needs & Opportunities Working List

	Overarching Goal	Need/Opportunity	Percent Agree	Percent Disagree	Action
1	Invest in Our Quality of Life	Address gap in housing for young professionals and seniors.	52%	48%	Rephrase: Address gap in housing options for seniors and disabled populations.
2	Invest in Our Quality of Life	Manage traffic congestion, safety, and access on major roads.	97%	3%	Keep
3	Enhance Community Character	Facilitate mixed-use development in appropriate locations.	64%	36%	Rephrase: Facilitate high-quality development in appropriate locations.
4	Enhance Community Character	Create strategy and policies for commercial corridors.	93%	7%	Keep
5	Enhance Community Character	Attract more cultural and entertainment uses.	75%	25%	Keep
6	Enhance Community Character	Introduce placemaking features at key locations.	74%	26%	Keep
7	Facilitate Job Opportunities	Continue diversifying the tax base.	71%	29%	Keep
8	Facilitate Job Opportunities	Bring job opportunities that are attractive to young professionals.	75%	25%	Keep
9	Facilitate Job Opportunities	Align economic development target areas with land use policy.	79%	21%	Rephrase into 2 opportunities: Promote growth in the technology industry. Align economic development target areas with land use policy.
10	Facilitate Job Opportunities	Facilitate opportunities for housing options in proximity to jobs.	52%	48%	Requires further discussion (consider removal or rephrasing and/or further discussing with community)
11	Improve Mobility	Encourage strategic connections to other developments, trails, and roadways as new development occurs.	81%	19%	Keep



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

Overarching Goal	Need/Opportunity	Percent Agree	Percent Disagree	Action
12 Expand Infrastructure	Coordinate with neighboring jurisdictions to offer transportation services to locations where people travel most often.	50%	50%	Requires further discussion (consider removal)
13 Expand Infrastructure	Align sewer expansion plans with the economic development strategy.	91%	9%	Keep
14 Maintain and Expand Greenspace	Improve non-vehicular connectivity within the county via trails and greenway expansion.	79%	21%	Rephrase: Improve non-vehicular connectivity within the county.
15 Maintain and Expand Greenspace	Consider investments in land conservation to protect key environmental assets.	95%	5%	Rephrase: Protect key environmental assets through land use policies, programs, and conservation investments.
16 Maintain and Expand Greenspace	Encourage developers to build pocket parks and incorporate accessible open space.	92%	8%	Keep
17 Maintain and Expand Greenspace	Focus on infill development rather than greenfield development.			Add
18 Expand Infrastructure	Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.			Add

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

Exhibit A: Free Response Needs & Opportunities

Free Response from Online Questionnaire

Limit light pollution and consider Dark Sky lighting in development both commercial and residential. These actions can attract eco-tourists that boost local revenue

♥ 1

Incentivize the protection of land and trees over clear-cutting plots of land.

♥ 1

Hold developers accountable for providing infrastructure updates along with their developments. Hundreds of new houses mean nothing if our roads and schools are overcrowded and unable to keep up with growth.

♥ 1

We have zero bike lanes in this county, we keep building places of interest like our city center and the new Halcyon type location by Costco and yet you have absolutely no way to get to any of these except by car. Highway 20 was expanded and easily could've Incorporated . bike lanes in the median. Unfortunately this plan is already too late as the current construction levels are causing gridlock at places Like Market Pl., Boulevard and 20. As always the government is putting the cart before the horse. So to conclude there is no safe way for a family to ride a bike or walk to any of these new locations of interest.

Provide sidewalks on major highways like highway 9.

♥ 2

Follow and enforce the low-density guidelines in the existing 2017 development plan for Vickery district. Make it clear to developers that if they want their plans approved, they should conform to the low-density neighborhood character of the area. Don't allow development to outpace the capacity of the roads. The development maps didn't allow for us to suggest areas for neighborhood parks, but this is the time for the county to buy up parcels before they get even more expensive. Requiring developers to include green/open spaces and minimize the cutting down existing trees will help preserve the feel of the area that drew people in the first place. I don't agree with people who want this to be an exclusive place but there's already a lot of newer stack'em-rack'em-and-pack'em developments. Let's limit that and encourage RES2 for new housing.

♥ 2

Keep Forsyth County more rural. Stop the mass cookie cutter housing with no land.

♥ 2

Stop the clear cutting in the county.



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 3

Increase the open and green space requirements for all Commercial and Residential zoning classifications. Limit the number of Mixed use developments and the require comprehensive plan location on commercial corridors that have immediate access to Ga. 400. We do not need MPDs on every corner 3 or 4 miles from each other. Much Larger lot sizes and space between homes need to be considered open and green space requirements. Bring old zonings dominate in to current standards.

♥ 4

NO MARTA!!! Keep rural feel in North Forsyth and increase lot sizes dramatically there. Don't allow NOFO to look like Post Road area. Encourage higher-end retail instead of this junk going in at 400 & 369. Please hurry before everything is destroyed.

♥ 3

Keep longtime residential neighborhoods from being mixed use areas, causing 40 year residents to move away and seek other locations outside of county.

♥ 2

Do not allow bicycles to take over our roads!

♥ 3

Too much development without protecting the country feel Of Forsyth. Stop Overgrowth!

♥ 4

Stop clear cutting, stop building homes on small plots.

♥ 2

Bike trails adjacent to roadways

♥ 4

Strict zoning policies in regards to housing. We need upscale homes. NOT cookie cutter neighborhoods. It can be done. Look at Milton. Todays townhomes and cookie cutter neighborhood become tomorrows rentals and eyesores.

♥ 8

Developers should have to build into their developments the impact they cause.. example: widening of roads to support the increased traffic

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 4

Stop the growth

♥ 6

We need more sidewalks, parks, green spaces, and community areas here. In order to do that, we need to improve the walk-ability of the county which also includes bike lanes. Alpharetta has done this and they continue to outpace us for growth. We also need to stop building so many homes which will only contribute to the congestion, removal of trees, and overcrowding that happened in Gwinnett.

♥ 4

For the love of all that is holy, STOP THE GROWTH! There is TOO MUCH TRAFFIC, the roads are trash, animal control doesn't even effectively do their job otherwise there wouldn't be 50 stray cats I do not feed congregating on my property, focus on the county as it is and stop focusing on your pockets.

♥ 2

Forsyth County Fire Department should become Forsyth County Fire Rescue, transitioning over the paramedic/firefighters of Forsyth County to providing EMS services to the residents of Forsyth County as is currently being done in other counties and cities. This should consist of no less than a 3 person medical rescue truck, and doing away with the current 2 person private company that currently provides EMS service to the residents of Forsyth County. I feel this will provide for a much higher level of emergency services to the residents of Forsyth County, increase staffing, and will also be able to assist in firefighting as well. Obviously this will require Forsyth County Fire Department should become Forsyth County Fire Rescue, transitioning over to the paramedic/firefighters of Forsyth County providing EMS services to the residents of Forsyth County as is currently being done in other counties in the state and cities with Ga. consisting of a 3 person medical rescue truck and doing away with the current 2 person private company that currently provides EMS service to the residents of Forsyth County. I feel this will provide for a much higher level of service to the residents of Forsyth County, increase staffing, and will also be able to assist in firefighting as well This will obviously require hiring of certified personnel, as well as promotions.

♥ 2

Move the chicken plant from downtown Cumming and restrict the amount of tacky billboards allowed in the city limits. The awful smell would make anyone want to avoid downtown and the billboards make our city look extremely tacky.

♥ 2

We need to stop building so many houses here. It's seriously getting too crowded already! Traffic is a nightmare.



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 5

Start marketing Forsyth County consistent with its economic ranking nationally -- we are among the wealthiest of counties in the US today but our approach to development is overly inclusive -- we can be/need to be more exclusive and restrictive in the manner in which we develop. Exercising a greener, cleaner, more progressive approach rather than mass graded semi-trac home development. FC could be a tech hub for North ATL/GA...if done properly.

♥ 4

Prevent development from "gaming" the mixed-use category by severely downsizing the commercial application to allow for a higher density residential development.

Na

♥ 4

Retain code enforcement personnel that will enforce the code that is in place.

♥ 5

Develop local regulations that prevent mass grading of land, attach severe penalties for those that violate the rules and employ staff that actually enforce the regulations put forth.

♥ 4

Disincentivize the construction of housing in forested areas.

♥ 4

Control development and help the environment. Denser development in already developed area would be better than cutting down so much forest as we are

NA

♥ 6

Require new developments to plant native plants helpful to pollinators

♥ 2

Add public transport opportunities

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 4

Prevent development of forested areas

♥ 8

Keep more trees and keep zoning in check so Forsyth doesn't look like other congested cities.

A warm water pool for seniors

♥ 8

Stop clear cutting large rural areas of our beautiful County. That's why so many of us moved to this County. Make a plan with a way to retain old timber and not just clear cut and put new trees in. Give builders an incentive for larger sized lots for homes. Too many subdivisions with homes too close together.

♥ 4

Downtown Cumming needs to be developed into a quaint retail area similar to Duluth. Even with the City Center coming, there is an opp to re-create the downtown area by updating the existing buildings and carving out additional shops and restaurants.

♥ 2

Mixed use developments are inevitable so make sure the residential parts are high end like downtown Alpharetta has become. They did an excellent job revitalizing a tired area and the real estate in those mixed use developments is beautiful and high end. That is how you attract high end retail and restaurants instead of run of the mill chains.

♥ 2

Encourage horse farms or golf courses to protect green space and Provide Higher home values.

♥ 7

Create and maintain beautiful landscaping in medians so Forsyth doesn't start to look like Gwinnett.

♥ 8

Stop cookie cutter developments who clear the land. Bring in higher end builders who keep green space and build custom homes. Follow Miltons lead with size of lots and architecture to keep the rural feel and protect real estate values.



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 5

Control development

♥ 4

Buy land for parks, or for walking/nature trails, like the one behind Old Atlanta Recreation Center.

♥ 4

Building roads before building schools and communities would help a lot.

♥ 2

Work with appropriate authorities to allow Forsyth County greater access to Lake Lanier and/or Chattahoochee River water, to reduce high water & sewer charges.

♥ 8

Stop City of Cumming from annexing County land and allowing developers to circumvent County zoning regulations.

♥ 10

Stop approving cookie cutter subdivisions (Res 3 and Res 4), townhouses and mixed use apartments. More custom home subdivisions (Res 2) is needed to balance out the overdevelopment and increase home values and improve aesthetics within the county. Higher home values would also attract higher end restaurants and retail.

♥ 3

Landscape and beautification efforts

None

♥ 1

More bicycle access on major state roads like Keith Bridge, 306 & Dawsonville Hwy,53.

Tttt

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 5

Implement county-wide plans & policies to control invasive plants on public lands. Land-disturbing developments create opportunity for invasive plants to thrive, out competing native plants and insects. Over time this will make our green spaces less attractive and less valuable from an ecological perspective.

♥ 5

We need a plan to route traffic around city of Cumming on the north side.

♥ 5

Limit light pollution by Incorporating Dark Sky compliant lighting in development both commercial and residential. See international dark sky community program guidelines at www.darksky.org

♥ 1

More affordable senior citizen housing is needed

♥ 6

Address how services are going to be provided through parks and Rex's that actually meet the needs of the community. Example: closing of the UFA polo soccer fields causing 700+ kids to no longer be able to play. If we are building the county and indicate that parks and rec is important then we have to have plans for that.

♥ 2

Senior citizens were totally missing

♥ 2

Land-use districts are an archaic tool. Very few businesses are the danger to safe society that they were a century ago, perhaps we can update our planning to acknowledge this. Instead have 'rules of a good neighbor' like 'don't be loud', 'don't be smelly', 'don't be bright' or 'make all sides of the building look as nice as the front.' These are much simpler, easier to understand and surprisingly easy to enforce.

♥ 1

Eliminate hard edges in bylaw writing so as to allow for freedom in architectural and use expression. A family of six with three teenagers has no more impact on a community than three families of two people. But according to land use regulations, one is often a 'prohibited use'



Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

♥ 2

Engage deeply with the development community so as to learn and foster mutual goals. Current planning is very ivory tower in its approach and often creates cumbersome bylaws that limit and restrict the market's ability to respond to needs.

♥ 9

Develop a building plan to keep areas of the county that are currently more rural from being overpopulated/crowded.

♥ 8

Develop longer term transportation corridors and limit building and utilities along future corridors to make expanding roadways easier.

The growth in this county is too fast and obviously overwhelming roads, environment, etc. Consider local tax to save open space as is done in many counties in PA. We paid 1% extra and saved much space to keep Bucks County, PA a great place. Forsyth is fast losing that same feel.

Stop holding in every spare open space of land. There is a ONE ROAD community being built right next to Matt park!!!!

♥ 1

Stop building neighborhoods in every open space in the county. Too many people and too much traffic!

No

♥ 2

Slow down the rapid growth until infrastructure can keep up.

♥ 2

Create a more strategic plan for new residential development require larger lots & retain foliage

No

Needs & Opportunities

Taking What We Heard in Round 1 Input Period to Refine our List

Free Response from Live Meetings (In-Person and Zoom)

Need/Opportunity	Total Agree
Keep Sawnee Mountain residential (preserve)	1
We need employment opportunities for disabled citizens	1
Pocket parks!	
Slow down ALL development!	1
Demand more environmentally friendly parks, parking lots, sidewalks, and greenways	1
Promote quality commercial 141 corridor	
Coordinate with school system	
Landscape parkways	1
Add open space and greenspace to all Campground residential and commercial development	
More live, work, play opportunities/focus	
School impact of heavy development in Cumming	1
No more residential in south Forsyth!	
Street lighting	
Be more demanding on quality residential developments	1
Solarize Forsyth	
Stronger code enforcement for developers	
Concentrate on quality development not quantity	
Please preserve our rural residential area between Dr Bramblett Rd and Spot Road connector and Hwy 20. Please don't allow mixed use zoning and/or commercial.	1
Limit low-income housing and limit high density apartments	3
Housing and job opportunities for the large population of persons with disabilities in this county	
Bike lanes on Keith Bridge Road	
Diversify housing for other populations (i.e., disabled adults)	1
Strict rules for residential developers	
Promote more parks and greenspace before all land is developed	
Create park at Old Trout Farm at Hwy 20 and the Chattahoochee River	2
Designate more conservation easements when dealing with developers	1
Need affordable quality age-restricted housing	

- Slow down development
- Keep the rural feel as much as possible. That's one of the things that's attractive in our county
- More emphasis on environmental protection and preservation.





MEETING MINUTES

STEERING COMMITTEE MEETING #3

Monday, April 18

6:00 PM to 8:00 PM

Commissioner's Meeting Room, Suite 220

Forsyth County Administration Building

ATTENDEES

Representing the Steering Committee: Commissioner Alfred John, Kerry Hill, Kathy Autry, James Daniel, Ricky Bryan, Jennifer Parsons, Vivian Vakili (Forsyth County Building and Economic Development Director)

Representing Forsyth County: Brandon Kenny, Assistant County Manager; Tom Brown, Director of Planning and Community Development; Vanessa Bernstein-Goldman, Deputy Director of Planning and Community Development; Michael Chapman, Planning and Community Development Planning Manager

Representing the Consultant Team: Amanda Hatton (Blue Cypress), Caroline Evans (Blue Cypress), Lauren Blaszyk (Pond)

AGENDA

- 6:00 Welcome + Meeting Goals (Amanda Hatton)
Adopt Minutes from Steering Committee Meeting 2 (held January 24)
- 6:05 Meeting Series 2 Highlights (Amanda Hatton)
- 6:10 Community Work Program Feedback Activity (Caroline Evans, Amanda Hatton)
- 6:40 Future Land Use Policy Feedback Activity (Lauren Blaszyk)
- 7:50 Next Steps (Amanda Hatton)
- 8:00 Adjourn

Amanda Hatton called the meeting to order at 6:00 p.m. with two members of the Steering Committee absent at meeting start (Kerry Hill and Ricky Bryan arrived shortly after the meeting started). Amanda went over the agenda for the meeting, highlighting the meeting goals and noting that this is the final committee meeting. Amanda also briefly reviewed the prior meeting minutes.

There was a motion by Alfred John and a second by Kerry Hill to adopt the January 24, 2022, committee meeting minutes. The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).





Meeting Series 2 Highlights

Ms. Hatton initiated a quick overview of Meeting Series 2 highlights, referring to several items provided in advance to the Steering Committee.

Materials Provided in Advance

1. Steering Committee Meeting #3 Agenda
2. Steering Committee Meeting #2 Minutes
3. Meeting Series 2 Summary Document
4. Land Use Policy Decision Memo
5. Draft Community Work Program

Amanda noted that during Meeting Series 2 the project team collected feedback on updates to needs and opportunities, character area boundary changes, and commercial corridor policies. It was pointed out that approximately 80 people participated in the online meetings and online input period. Amanda then went through the Meeting Series 2 Input Summary document with a particular focus on Table 2, Summary Input from Priority Actions agree/disagree activity, noting all items where the public input did not reach 50% agreement with the action. Next, the commercial corridor policies input that was collected was discussed; policies that received community support via Meeting Series 2 input activities will move into the plan document.

Community Work Program Feedback Activity

Amanda introduced the Community Work Program (CWP) and how it aligns with the plan and process. The Draft CWP that was received in advance was acknowledged and Steering Committee members were asked if there were any questions or comments based on the document.

- There was a question if carry over items also get carry-over budget. Amanda explained that any items that require consultant time are allocated a budget amount that will be considered during the County's annual budget planning process, and that carryover projects that have a specific cost have been adjusted for inflation.
- There was a question about how the prioritization was created. Amanda explained that the consultant team did an initial review, and the County staff worked to adjust the prioritization to distribute workload and budgetary items appropriately over the upcoming five years. Affected departments reviewed projects and timelines.
- There was a question about some items that might already be underway. Planning staff agreed that some of these items were already being undertaken, but pointed out that the County wants to acknowledge that they will be continued and completed under this CWP.
- It was noted that the Department of Building & Economic Development will work through each item identified under this department as projects rise in priority.

Amanda reviewed the Community Work Program Preliminary Draft Comment Form.



- Amanda introduced Item 12 that was discussed in further detail during the Land Use Activity. The committee requested adjusting Item 12 as follows:
 - **Item 12:** Evaluate possibility of ~~either~~ a smaller mixed-use zoning district ~~or changing the minimum acreage requirements for specialty mixed-use districts~~ to accommodate vision for mixed-uses in neighborhood nodes.*
- Amanda singled out three items because they were brought up by the public during Meeting Series 2, and therefore, the consultant team felt that it was important to gain Steering Committee agreement and support for each of the items.
 - **Item 37.** Explore opportunities to promote renewable energy technology for heating of air and water.
 - **Item 38:** Explore opportunities to promote installation of electric charging stations for vehicles.
 - **Item 45:** Investigate opportunities to incentivize green building approaches, such as rooftop solar panels, energy efficient construction, and retrofitting existing buildings for energy enhancements.
- A discussion about the Items 37, 38, and 45 took place:
 - *Commissioner John noted that there is a standard to include charging stations in his District, but there is some discussion about the pace of technology and particularly keeping the requirements but not installing all of the infrastructure at this time.*
 - *Ms. Autry asked for more information about Item 37. She recommends re-phrasing it to be clearer. Commissioner John asked if it could be a subset of Item 38.*
 - *Commissioner John asked about geothermal heating for larger-scale construction. Mr. Bryan stated that he hasn't seen that on a large scale, but that he has seen, in warmer climates, electrical heating and cooling. He noted that it is not possible to do that in Georgia north of Columbus.*
 - *Mr. Bryan said the three items sound like good ideas, that they are very general. The Steering Committee agreed that the County should plan ahead and stay up with technology.*
 - *Commissioner John noted that innovative ideas are needed to solve the problems the County is facing now and in the future.*
 - *Ms. Hill asked what the County wants to commit to. Amanda responded that the three items specifically detail that the next step is exploring options, and that action items will come out of the research that is conducted through these CWP items.*

*Although a formal committee vote was not executed for Item 12, there was no opposition to the work program action item moving forward with the indicated revisions.





- Additional discussion took place on the following topics that were also related to the CWP:
 - *Minimum Acreage Requirements – Commissioner John noted that there is a lot of land still in Forsyth, and that he was not sure these were needed. Mr. Bryan responded that it makes sense in the northern areas to reduce the acreage to allow boutique builders to develop exclusively in those nodes. It was noted that the neighborhood nodes would be the only locations that would allow the change. Ms. Parsons noted that this is a worry coming out of the plan that she believes need to have additional community input to resolve.*
 - *Ms. Vakili asked about items that have consultant noted under the estimated cost column, and if that assumes the project will be completed by a consultant. Amanda responded affirmatively.*
 - *Ms. Autry asked about some of the carryovers and why they aren't prioritized in the years upcoming. Amanda and Vanessa both responded to note that the projects have been prioritized based on a balance of needs, staff time, and budget.*

There was a motion by Ricky Bryan and a second by Commissioner John to advance items 37, 38, and 45 in the CWP with a minor change to the following item as noted below.

- **Item 45:** Investigate opportunities to ~~incentivize~~ **promote** green building approaches, such as rooftop solar panels, energy efficient construction, and retrofitting existing buildings for energy enhancements.

The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).

Future Land Use Policy Feedback Activity

Lauren Blaszyk introduced the Land Use Policy Decision Memo that was provided prior to the meeting, as well as the comment sheet provided in the hard-copy meeting packet. The following items were introduced, and a discussion was had about each.

McFarland Character Area Boundary Changes

- Recommendation Summary: McFarland node takes up virtually the entire character area. The planning team recommends alignment of the character area with the node, which results in moving a section of northern parcels into the Campground Character Area and a section of southeastern parcels into the Big Creek Character Area. Moving forward the map will only designate the McFarland Regional Node without a separate McFarland Character Area.
- The following discussion took place:
 - *Commissioner John asked what roads bisect the parcels to the south to help orient him to the area; they are Shiloh Road and Stoney Point Road.*



- *Ms. Hill noted that the people in the area that would be moved into the Campground Character Area would likely prefer to be in that area.*
- *Amanda pointed out that another Item in the CWP is to undertake an area planning study for the Campground Character Area.*
- *Commissioner John noted that the southern portion of the McFarland node (south of 400) should be evaluated separately with the potential of making it a standalone node due to difference in character. Amanda responded that the planning team will note that in the Comprehensive Plan document. The potential node split may be considered in a small area planning study for the McFarland area, which is included in the CWP as Item 41.*

There was a motion by Ricky Bryan and a second by James Daniel to accept the recommendation to adjust the Campground and Big Creek Character Areas so the McFarland/Shiloh Road Regional Node will be the only McFarland related designation on the map (no McFarland Character Area outside of the regional node). The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).

Campground Character Area Boundary Changes

- **Recommendation Summary:** The southern portion of the Campground Character Area has been identified as having a similar character to Vickery Creek. Through the public meeting process over 82% of people supported the movement. The recommendation is to expand the area of the Vickery Creek Character Area.
 - The following discussion took place:
 - *Ms. Hill asked what the reasoning is to for the movement; Lauren responded that the character of the parcels to be moved aligns more closely with Vickery Creek.*
 - *Amanda showed the heat map created from people's feedback about retaining rural character; the area in question has many results.*

There was a motion by Commissioner John and a second by Kerry Hill to adjust the Vickery Creek Character area to include the parcels as presented. The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).

Chestatee / Jot Em Down Character Area

- **Recommendation Summary:** Based on input collected from the community scale activity at Meeting Series 1 and other public input, the project team asked for feedback on a proposed boundary change to the Chestatee/Jot Em Down Character Area as a part of the in-person meetings and online surveys during Meeting Series 2. Only 25% of the respondents agreed with the proposed expansion of the Character Area to the west. The planning team is recommending leaving the Character Area boundary as it is.
 - The following discussion took place:





- Mr. Bryan agrees with not changing the boundary.
- Ms. Autry asked about the amount of mileage between 400 and the eastern border of the Character Area. Amanda measured that it is about a mile.

There was a motion by Ricky Bryan and a second by James Daniel to leave the character area boundary as it currently exists. The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).



Character Areas Appropriate for the Specialty Districts of MPD, MRD, and MCD Zoning

- Recommendation Summary: The planning team recommends specific character areas and nodes for inclusion of mixed-use districts. These were included in a table in the Land Use Policy Decision Memo.
 - A discussion about proposed appropriate uses in each of character area and node resulted in the following changes to the table:

Character Area	MPD	MRD	MCD
McFarland / Shiloh Road Regional Node	x	✘	x
GA 400 South	x	✘	
Within South GA 400 / Highway 141 Regional Node	x	✘	x
Big Creek		✘	
Within Peachtree Parkway Community Node	x		x
Haw Creek & Daves Creek			
Within Haw Creek Community Node		✘	
Lanier		✘	
Within Lake Lanier / Mary Alice Park Community Node	x		x
Vickery Creek		✘	
Within Castleberry / Bethelview Community Node	x		
Campground			
Within Highway 20 Community Node	x	✘	
Within Highway 20 Neighborhood Node	x	✘	
North GA 400	x	✘	x
Within Hammond’s Crossing Regional Node	x	x*	x
Chestatee/Jot Em Down		✘	
Within Chestatee Neighborhood Node	x		
Sawnee Mountain			
Within Coal Mountain Community Node	x	x*	
Etowah		✘	
Within Matt Neighborhood Node	x		
Within Silver City Neighborhood Node	x		

- Other discussion points included:
 - *Mr. Bryan stated that not having a compact residential opportunity in the nodal areas is getting away from the intent behind the creation of the nodes.*
 - *Amanda noted that MRD zoning would not be implemented until after the Comprehensive Plan update is adopted to provide direction about appropriate locations within the character areas.*
 - *Ms. Parson asked about putting MRD as a test program in a couple of character areas to better understand how they will be implemented and activating the MRD at a later date.*

There was a motion by Ricky Bryan and a second by Jennifer Parsons to update the table to reflect that MRD is appropriate in Matt, Coal Mountain, and Hammond’s Crossing Nodes, with an asterisk that





would note that it could not be activated pending further review through a community process. Further discussion about the three character areas took place.

Jennifer Parson withdrew her second and Ricky Bryan rescinded the original motion.

There was a motion by Ricky Bryan and a second by Kerry Hill to update the table to reflect that MRD is appropriate in the Coal Mountain Neighborhood Node and Hammond’s Crossing Regional Node, with an asterisk that would indicate that it would be activated pending further review through a community process.

The motion passed with five members in favor (Bryan, Daniel, Hill, Parsons, Vakili), one member opposed (Autry) and one member absent for the vote (John).

There was a motion by Ricky Bryan and a second by Commissioner John to approve the table as recommended for MPD and MCD.

The motion passed with five members in favor (Bryan, Daniel, Hill, Parsons, Vakili) and one member opposed (Autry).

Character Areas Appropriate for Storage and Vehicle Uses

- Recommendation Summary: The planning team recommends that the County analyze and make necessary code changes to specify four general types of Storage Uses within the Character Areas and Nodes as reflected in Table 3 of the Land Use Policy Decision Memo.
 - A discussion over Storage Use types being appropriate in different Character Areas resulted in the following changes to the table:

Character Area	Self storage, interior access, multi-story	Self storage, exterior access, 1-2 stories	Open storage yard	Open air business
McFarland / Shiloh Road Regional Node	x	x	x	
GA 400 South	x	*		
Within South GA 400 / Highway 141 Regional Node				
Big Creek			*	*
Within Peachtree Parkway Community Node				
Haw Creek & Daves Creek		*		*
Within Haw Creek Community Node				
Lanier		x	x	x
Within Lake Lanier / Mary Alice Park Community Node	x			
Vickery Creek				x
Within Castleberry / Bethelview Community Node				
Campground				
Within Highway 20 Community Node				x



Character Area	Self storage, interior access, multi-story	Self storage, exterior access, 1-2 stories	Open storage yard	Open air business
Within Highway 20 Neighborhood Node				<u>x</u>
North GA 400	x	*	<u>x</u>	
Within Hammond’s Crossing Regional Node				
Chestatee/Jot Em Down	x	x	<u>x</u>	
Within Chestatee Neighborhood Node				
Sawnee Mountain				x
Within Coal Mountain Community Node				
Etowah		*		x
Within Matt Neighborhood Node				
Within Silver City Neighborhood Node				

There was a motion by James Daniel and a second by Commissioner John to:

- Remove self-storage exterior from GA 400 South, Haw Creek & Daves Creek, North GA 400, and Etowah Character Areas.
- Remove open storage yard from Big Creek Character Area and add open storage yard to North GA 400 and Chestatee/Jot Em Down Character Areas.
- Remove open air business from Big Creek and Haw Creek & Daves Creek Character Areas and add open air business to Highway 20 Community Node and Highway 20 Neighborhood Node.

The motion passed with five members in favor (Bryan, Daniel, Hill, Parsons, Vakili), one member abstaining (Autry) and one member absent for the vote (Bryan).

The allotted meeting time was drawing to a close with one item left to discuss. Amanda proposed that the meeting be extended to discuss the final item with the Steering Committee members in agreement.

Commercial Corridor Policies

Lauren noted that the planning team will be introducing enhanced commercial corridor policies in the plan update, the purpose of which is to expand and refine policy guidelines for BOC designated commercial corridors.

Vehicle-Related Uses

- Recommendation Summary: The planning team recommends that the County allow vehicle related uses within the character areas and nodes as reflected in Table 4 of the Land Use Policy Decision Memo.
 - A discussion about what types of vehicular based uses were appropriate in different Character Areas resulted in the following changes to the table:





Character Area	Vehicle service establishment	Vehicle sales, new	Vehicle sales, used
McFarland / Shiloh Road Regional Node	x	x	
GA 400 South	*	x	*
Within South GA 400 / Highway 141 Regional Node	*		
Big Creek			
Within Peachtree Parkway Community Node	*		
Haw Creek & Daves Creek			
Within Haw Creek Community Node	*		
Lanier			
Within Lake Lanier / Mary Alice Park Community Node	x		
Vickery Creek			
Within Castleberry / Bethelview Community Node	x		
Campground			
Within Highway 20 Community Node	x		
Within Highway 20 Neighborhood Node			
North GA 400	x	x	x
Within Hammond's Crossing Regional Node	x		
Chestatee/Jot Em Down			
Within Chestatee Neighborhood Node	x		
Sawnee Mountain			
Within Coal Mountain Community Node	x		
Etowah			
Within Matt Neighborhood Node	x		
Within Silver City Neighborhood Node			

There was a motion by Kathy Autry and a second by Kerry Hill to adopt the recommended table changes. The motion passed with seven members in favor (Autry, Bryan, Daniel, Hill, John, Parsons, Vakili).

Next Steps

Amanda gave an overview of the next steps for the Comprehensive Plan Update process, which include:

- Public open houses on May 16 and 18, and a virtual question and answer session on May 23
- Draft plan creation is currently underway, and the draft will be finalized and ready for public review by early June.
- Planning Commission will vote on the draft update on June 28.
- Board of Commissioners will vote to transmit the draft update for state review on July 7.
- Then the plan will go to Georgia Department of Community Affairs and the Atlanta Regional Commission for review.



- Board of Commissioners are targeted to consider plan adoption on September 15.

Meeting adjourned at 8:17 pm.

Materials Provided in Advance of Meeting

1. Steering Committee Meeting #3 Agenda
2. Steering Committee Meeting #2 Minutes*
3. Meeting Series 2 Summary Document*
- 4. Land Use Policy Decision Memo****
- 5. Draft Community Work Program****

**File located in a different section of Appendix B*

*** File follows Steering Committee Meeting #3 Minutes*





Land Use Policy Decision Memo

Foster Forsyth 2022 Steering Committee Meeting 3

Introduction

A primary goal of the final Steering Committee meeting is to present and gather feedback on any remaining items that the project team needs guidance on to prepare the plan update. From a land use policy side, these guidance items include:

- Boundary changes to the McFarland Character Area,
- Locations where specialty zoning districts are appropriate, and
- Additional direction regarding commercial corridor policies and specific uses.

What We Heard (Meeting Series 2)

Meeting Series 2 focused on gathering feedback on proposed policy changes for each character area, including commercial corridor policies and two character area boundary changes: Campground and Chestatee/Jot Em Down. The planning team offered both an in-person and virtual public meeting in addition to an online survey and mapping exercise where those who could not attend the meetings could still provide feedback.

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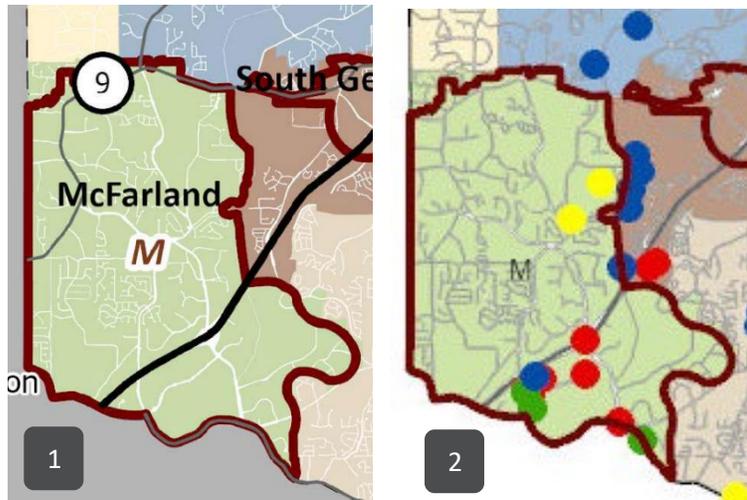
Prior to the Steering Committee Meeting on April 18, 2022, please review this document and be ready to discuss your opinions and insights into the issues presented here. This document contains:

- **Key Vote Questions:** The project team needs additional guidance on the following four topics before a draft of the final document is written:
 1. Boundary changes to the McFarland Character Area
 2. Boundary changes to Campground Character Area
 3. Boundary changes to Chestatee/Jot Em Down Character Area
 4. Guidance on locations where the specialty zoning districts - MPD (Master Planned District), MRD (Mixed Residential District), and MCD (Mixed-Use Center District) – should be located
- **Other Input Opportunities:** This section includes information about two key topics. We would like the Steering Committee's input on the direction provided for both topics.
 - Recommendations for locations where storage uses should be permitted within the county.
 - Recommendations for locations where vehicle uses should be permitted within the county.

Key Vote Questions

1. McFarland Character Area and McFarland Regional Node

The existing McFarland Regional Node incorporates almost the entire McFarland Character Area, as shown in **image 1** below (left). The only areas left out of the Node is the northwest corner and a small section on the southeast boundary.



The community scale activity (**image 2**, right) at Meeting Series 1 resulted in a mix of responses within the McFarland Character Area. The responses included ‘votes’ for Natural (blue dots) near 400 and in the eastern portion of the character area, Rural (green dots) in the southern area, Suburban (yellow dots) in the northeast section, and Town Center (red dots) near GA 400.

Project Team Recommendation: Because Meeting Series 1 did not provide the project team with clear direction for the scale desired in the McFarland Character Area, the project team proposes to move the parcels that are not currently within the McFarland regional node into the Campground Character Area and the Big Creek Character Area. The project team, as part of the Community Work Program, also recommends that Forsyth County complete a small area study for the portion of the McFarland Character Area to the west of GA 400, to further explore the community’s vision for that area. Please note that previous analysis and code work has been completed for a portion of this area as part of the adopted South Forsyth residential and commercial design standards.

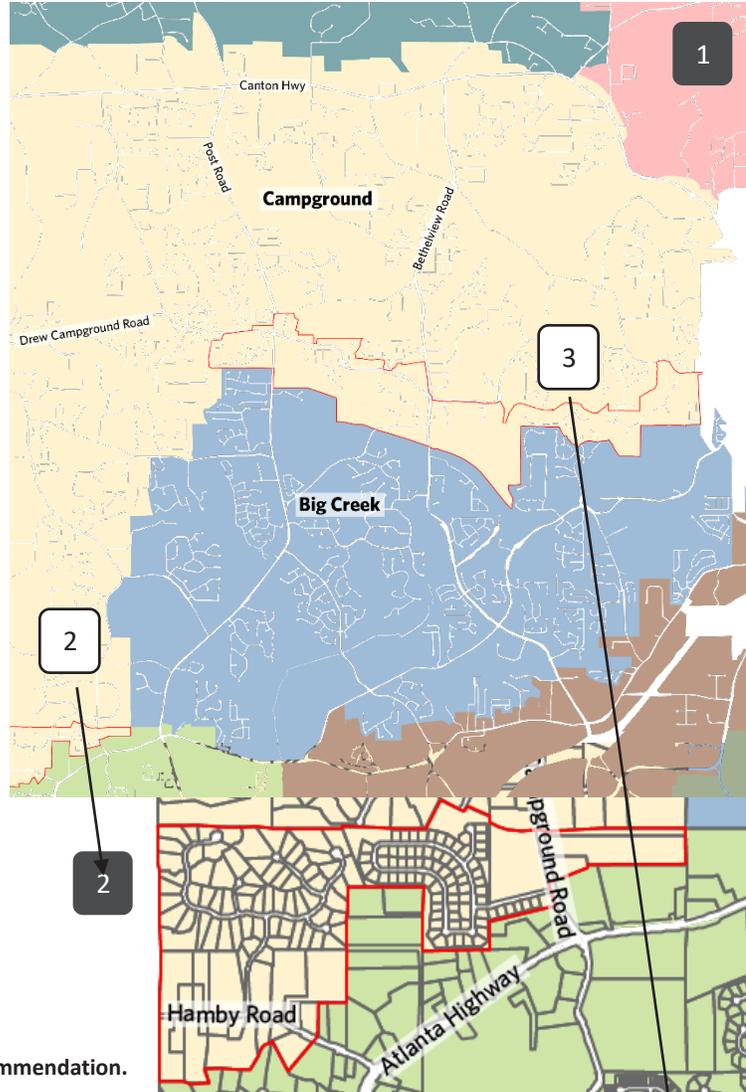
The maps to the right and below show the McFarland Area boundary matching that of the McFarland Regional Node. The areas outlined in red are the parcels that would become part of the Big Creek (**image 3**, below) and Campground (**image 4**, right) Character Areas.



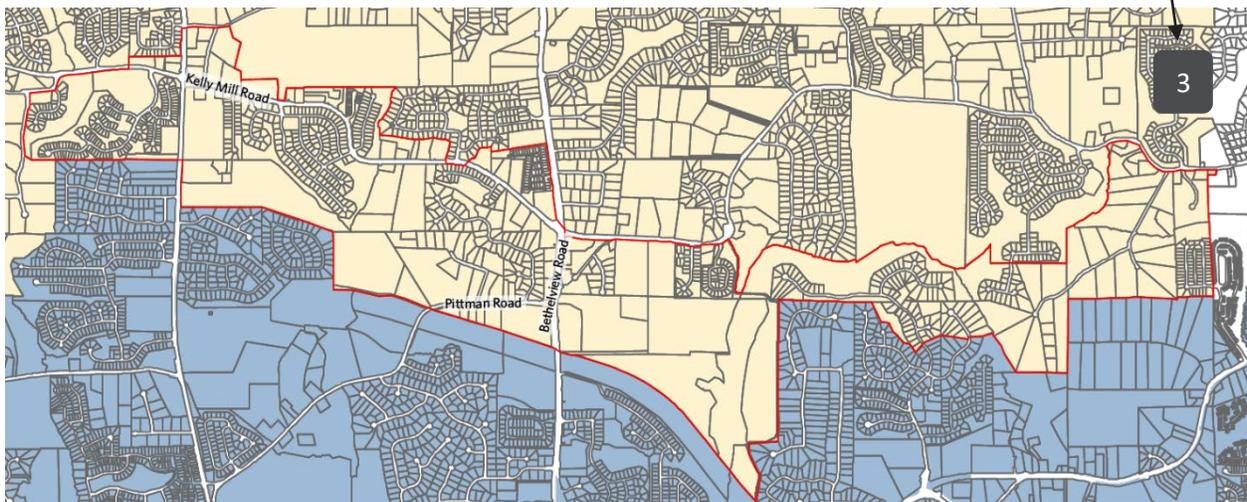
2. Campground Boundary Change

Based on input collected from the community scale activity at Meeting Series 1 and other public input, the project team asked for feedback on a proposed boundary change to the Campground Character Area as a part of the in-person meetings and online surveys during Meeting Series 2. Eighty-two percent (82%) of respondents agreed with expanding the Campground boundary farther south to maintain the desired natural and rural scale.

Project Team Recommendation: Image 1 shows the entire Campground Character Area with the proposed expansion outlined in red. Images 2 and 3 each show a parcel-level map of the expanded areas.



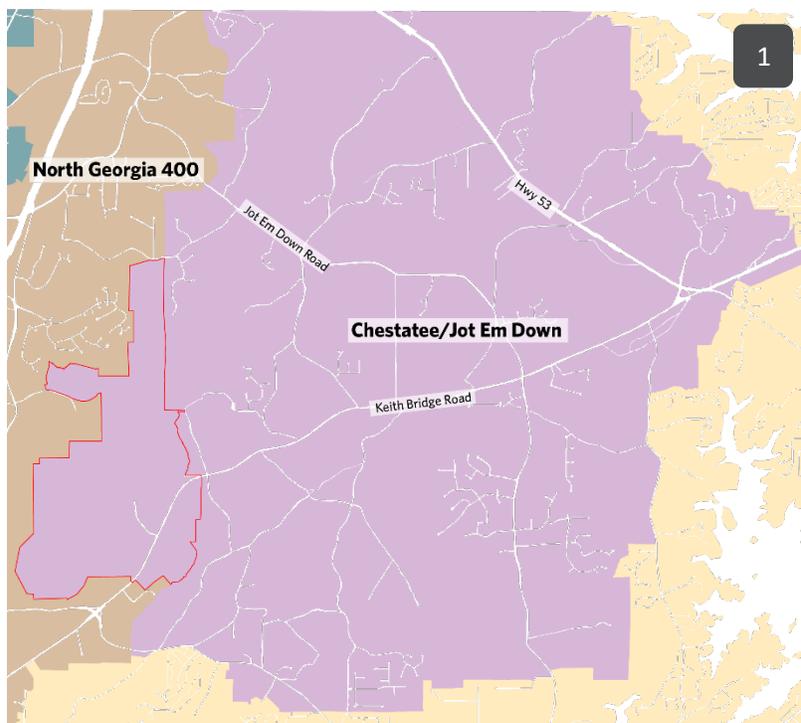
Expansion due to McFarland Node recommendation.



Expansion to maintain natural and rural scale.

3. Chestatee/Jot Em Down Boundary Change

Based on input collected from the community scale activity at Meeting Series 1 and other public input, the project team asked for feedback on a proposed boundary change to the Chestatee/Jot Em Down Character Area as a part of the in-person meetings and online surveys during Meeting Series 2. Just twenty-five percent (25%) of respondents agreed with the Chestatee/Jot Em Down boundary expanding farther west to maintain the desired natural and rural scale. Some participants commented that the expansion area would not be suitable for the industrial uses that are being considered for this area.



Project Team Recommendation: Although the public demonstrated a desire to keep the eastern portion of the North GA 400 Character Area rural and natural in Meeting Series 1, when the project team presented the boundary change in Meeting Series 2, there was little support. The project team does not recommend expanding the Chestatee/Jot Em Down Community Character Area as economic development considerations in the proposed expansion may not be compatible with a natural or rural community scale.

Image 1 shows the entire Chestatee/Jot Em Down Character Area with the proposed expansion outlined in red. This image was shared with the public in Meeting Series 2 and received little support.



4. Specialty Districts

As a part of Meeting Series 2, the project team presented draft commercial corridor policies to the public, both online and in person. When a policy referenced a specialty district like MRD (Mixed Residential District) or MCD (Mixed-Use Center District), the percentage of respondents expressing agreement with the policy was very low. This could be because those participating do not support these districts, but it is more likely that participants do not understand the uses and density permitted in these districts. **Table 1** below summarizes the permitted density and use types permitted in each specialty mixed-use district per the County’s Unified Development Code. **Table 2** summarizes character areas where the project team proposes the specialty district be permitted. An ‘x’ indicates that the specialty district would be permitted in the character area.

Table 1. Permitted Density and Use Types by Specialty District

Mixed-Use District	MPD	MRD	MCD
Permitted uses	Commercial, Office, Residential	Residential	Light Industrial, Commercial, Office, Residential (cannot be the dominant use)
Residential building types permitted	Single Family Detached, Single Family Attached, Multi-Family	Single Family Detached, Single Family Attached, Multi-Family	Single Family Detached, Single Family Attached, Multi-Family
Maximum residential density permitted	6 units/acre	6 units/acre	6 units/acre (up to 8 units when incentive requirements are met)
Minimum size for entire development	40 acres recommended	30 acres required	30 acres required
Board of Commissioners’ approval	Required	Required	Required

Table 2. Character Areas Appropriate for MPD, MRD, and MCD Zoning (Proposed)

Character Area	MPD	MRD	MCD
McFarland / Shiloh Road Regional Node	x	x	x
GA 400 South	x	x	
Within South GA 400 / Highway 141 Regional Node	x	x	x
Big Creek		x	
Within Peachtree Parkway Community Node	x		x
Haw Creek & Daves Creek			
Within Haw Creek Community Node		x	
Lanier		x	
Within Lake Lanier / Mary Alice Park Community Node	x		x
Vickery Creek		x	
Within Castleberry / Bethelview Community Node	x		
Campground			
Within Highway 20 Community Node	x	x	
Within Highway 20 Neighborhood Node	x	x	
North GA 400	x	x	x
Within Hammond’s Crossing Regional Node	x	x	x
Chestatee/Jot Em Down		x	
Within Chestatee Neighborhood Node	x		
Sawnee Mountain			
Within Coal Mountain Community Node	x		
Etowah		x	

Character Area	MPD	MRD	MCD
Within Matt Neighborhood Node	x		
Within Silver City Neighborhood Node	x		

Other Input Opportunities

Storage and Vehicle Uses

Throughout the Foster Forsyth 2022 Comprehensive Plan update process, staff and resident concerns related to specific uses for storage and vehicles have been shared with the project team. There have been discussions about where these types of uses may be appropriate throughout the County, so the project team is making recommendations, but the project team also recommends that the County analyze each vehicle and storage use as defined in the Unified Development Code and make any necessary code changes, if warranted. This recommendation is included in the draft Community Work Program.

Table 3, which follows, summarizes the project team’s recommendations for locations where storage uses should be permitted.

Table 4 summarizes the project team’s recommendations for locations where vehicle uses should be permitted.

Table 3: Project Team Recommendations for Storage Uses*

Character Area	Self storage, interior access, multi-story	Self storage, exterior access, 1-2 stories	Open storage yard	Open air business
McFarland / Shiloh Road Regional Node	x	x	x	
GA 400 South	x	x		
Within South GA 400 / Highway 141 Regional Node				
Big Creek			x	x
Within Peachtree Parkway Community Node				
Haw Creek & Daves Creek		x		x
Within Haw Creek Community Node				
Lanier		x	x	x
Within Lake Lanier / Mary Alice Park Community Node	x			
Vickery Creek				x
Within Castleberry / Bethelview Community Node				
Campground				
Within Highway 20 Community Node				
Within Highway 20 Neighborhood Node				
North GA 400	x	x		
Within Hammond’s Crossing Regional Node				
Chestatee/Jot Em Down	x	x		
Within Chestatee Neighborhood Node				
Sawnee Mountain				x
Within Coal Mountain Community Node				
Etowah		x		x
Within Matt Neighborhood Node				
Within Silver City Neighborhood Node				

*These recommendations are for future business; existing businesses would remain.

Table 4: Project Team Recommendations for Vehicle-Related Uses*



*These recommendations are for future business; existing businesses would remain.

Character Area	Vehicle service establishment	Vehicle sales, new	Vehicle sales, used
McFarland / Shiloh Road Regional Node	x	x	
GA 400 South	x	x	x
Within South GA 400 / Highway 141 Regional Node	x		
Big Creek			
Within Peachtree Parkway Community Node	x		
Haw Creek & Daves Creek			
Within Haw Creek Community Node	x		
Lanier			
Within Lake Lanier / Mary Alice Park Community Node	x		
Vickery Creek			
Within Castleberry / Bethelview Community Node	x		
Campground			
Within Highway 20 Community Node	x		
Within Highway 20 Neighborhood Node			
North GA 400	x	x	x
Within Hammond’s Crossing Regional Node	x		
Chestatee/Jot Em Down			
Within Chestatee Neighborhood Node	x		
Sawnee Mountain			
Within Coal Mountain Community Node	x		
Etowah			
Within Matt Neighborhood Node	x		
Within Silver City Neighborhood Node			

Other Considerations

Corridor Policies

Enhanced commercial corridor policies are being introduced in this update of the Foster Forsyth Comprehensive Plan. The purpose of these policies is to expand and refine policy guidelines for corridors that the Forsyth Commissioners designated as ‘commercial corridors’ via a vote in May 2021, which build upon the ones currently designated in the existing plan. These corridors often cross through multiple character areas, change in character depending on where they are located, and often cross through regional, community, and neighborhood nodes. The policies presented to the public at Meeting Series 2 public meetings were written based on the character of the corridors, input from the balancing land uses activity (Meeting Series 1), and the community scale activity (Meeting Series 1).

Some commercial corridors already have overlay zoning districts that provide for targeted design or development. These areas have less need for additional policy and will be documented as such in the updated comprehensive plan policy narrative.

The commercial corridor map is in **Exhibit A** on page 9 at the end of this document.

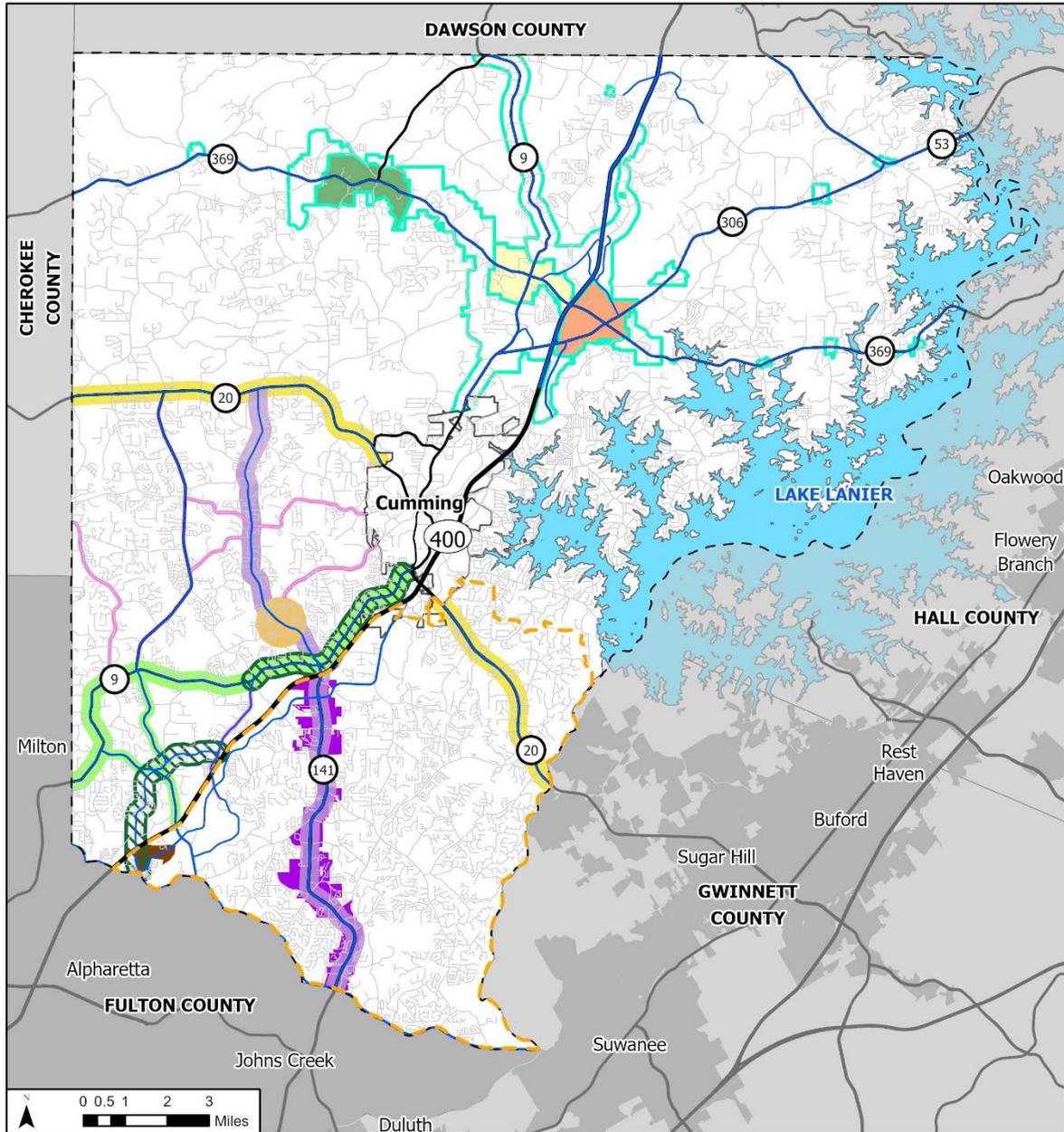
Final draft commercial corridor policies by character area will be available at the May public open houses and in the draft document when it is posted online. Some policy examples are noted below:

- Development along commercial corridors within the South GA 400/Highway 141 Node should support a more intense and active environment, typically 1-3 story buildings with accommodations for bicyclists and pedestrians, and more intense, regional commercial destinations, typically over 3-story buildings that attract visitors from outside the immediate community.

- Vehicle-related businesses, unless fully enclosed, are not appropriate within the Big Creek Character Area.
- The Mixed Residential Development zoning district is appropriate within the Haw Creek Community Node near key intersections to encourage various housing types.
- Landscaping requirements along Browns Bridge Road should be expanded to included areas outside of the Coal Mountain Overlay to promote a uniform aesthetic along the corridor.
- The Mixed Residential Development Zoning District may be appropriate in the southern portion of the Vickery Creek Character Area - closer to Atlanta Highway / SR 9. This may encourage a gradual increase in density and development as the transition between the Vickery Creek and South GA 400 Character Areas occur.



Exhibit A. Commercial Corridor Map



Overlay District	
	Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District
	Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District Warehouse Facade Zone
	Buford Highway Overlay District
	Campground-Castleberry-Kelly Mill-Pittman-Post-Shiloh Road Overlay District
	Castleberry-Bethelview Crossroads Overlay Zoning District
	Peachtree Parkway Overlay District Parcels
	Peachtree Parkway-Bethelview Road Overlay District
	Ronald Reagan-Union Hill Overlay District
	Coal Mountain Overlay
	Coal Mountain Node
	Hammond's Crossing Node
	Matt Node
	South Forsyth Design Standards
	Commercial Corridors

FOSTER FORSYTH 2022
2023 to 2027 COMMUNITY WORK PROGRAM
Preliminary Draft (04.13.22)

Column will not appear in official CWP (included to show origin of action item)

1 *Task will commence in 2022. Staff hours indicate total hours of project for both years combined.

ID	Work Item	2023 to 2027		If applicable If any			Funding Source(s)	Origin
		Timeframe	Responsible Party	Staff Hours	Estimated Cost			
1	Complete update to and implement Forsyth County Comprehensive Transportation Plan.*	2023	Engineering	500 hours	\$625,000 for consultant		General Fund, ARC	2022 New
2	Review access management regulations in Unified Development Code to determine if improvements may be needed.	2023	Engineering	40 hours			General Fund	2022 New
3	Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).	2023	County Manager, Building and Economic Development, Community Planning and Development	80 hours			General Fund	2022 New
4	Complete corridor study for Ronald Reagan Parkway to establish vision and action items to accommodate corridor goals.	2023	Planning and Community Development	150 hours	\$175,000 for consultant		General Fund	2022 New
5	Refine preferred locations for vehicular uses within County's land use policy.	2023	Planning and Community Development	60 hours			General Fund	2022 New
6	Complete an evaluation of gateway branding opportunities. Include a strategy and implementation plan.	2023	Building and Economic Development, Communications, Planning and Community Development	200 hours	\$200,000 for consultant		General Fund, CID	2022 New
7	Research site characteristics of recent technology firms' corporate development projects.	2023	Building and Economic Development, Chamber of Commerce	80 hours			General Fund	2022 New
8	Pursue the Broadband Ready Site Designation from the Georgia Department of Economic Development.	2023	Multiple County Departments	40 hours			General Fund	2022 New
9	Complete the Coal Mountain Town Center performance standards.*	2023	Planning and Community Development	120 hours			General Fund	2017 Carryover



FOSTER FORSYTH 2022
2023 to 2027 COMMUNITY WORK PROGRAM
Preliminary Draft (04.13.22)

ID	Work Item	2023 to 2027			If applicable If any			Origin
		Timeframe	Responsible Party	Staff Hours	Estimated Cost	Funding Source(s)		
10	Complete analysis of County code and policies to identify ways to facilitate custom housing.	2023	Planning and Community Development	75 hours		General Fund	2017 Carryover	
11	Review open space requirements within the Unified Development Code and make revisions to maximize the utility of these areas.	2023	Planning and Community Development	100 hours		General Fund	2017 Carryover	
12	Evaluate possibility of either a smaller mixed-use zoning district or changing the minimum acreage requirements for specialty mixed-use districts to accommodate vision for mixed-uses in neighborhood nodes.	2023	Planning and Community Development	100 hours		General Fund	2022 New	
13	Undertake a subarea study and plan for the North GA 400 Corridor character area.	2023 to 2024	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund	2017 Carryover	
14	Complete review and update of Unified Development Code to identify opportunities to improve internal connectivity and community character through new streetway design and related design requirements.	2023 to 2024	Planning and Community Development, Engineering	120 hours		General Fund	2017 Carryover	
15	Update County Water System and Sewer Distribution System Master Plans to align both plans with projections and the land use vision provided in the Comprehensive Plan.	2023 to 2024	Water and Sewer	200 hours	\$199,500	General Fund	2017 Carryover	
16	Seek creative funding sources for land conservation, such as new programs through the USDA Natural Resources Conservation Service.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants through Georgia EPD or USDA	2022 New	

FOSTER FORSYTH 2022
2023 to 2027 COMMUNITY WORK PROGRAM
Preliminary Draft (04.13.22)

2023 to 2027		<i>If applicable If any</i>					
ID	Work Item	Timeframe	Responsible Party	Staff Hours	Estimated Cost	Funding Source(s)	Origin
17	Identify funding to implement the Chattahoochee River National Recreation Area Comprehensive Trails Management Plan.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants through Georgia EPD, Recreational Trails Program, Georgia Outdoor Stewardship Program	2022 New
18	Work with Chamber of Commerce to provide small business support, focused on supporting locally owned shops and restaurants, as opportunities arise.	2023 to 2027	Building and Economic Development, Chamber of Commerce	Variable hours annually		General Fund	2017 Carryover
19	Provide staff support to implement the goals and objectives of the Comprehensive Plan.	2023 to 2027	Multiple County Departments	225 hours annually		General Fund	2017 Carryover
20	Identify, review, and update the Comprehensive Plan and continue to monitor development to determine if the goals and objectives of the plan are being attained.	2023 to 2027	Multiple County Departments	75 hours annually		General Fund	2017 Carryover
21	Recommend linkages between local, state and federal recreational resources and assist with the pursuit of funding to implement these linkages.	2023 to 2027	Multiple County Departments	80 hours annually		General Fund, Potential Grants	2017 Carryover
22	Evaluate zoning districts to allow for housing to support disabled population needs, and revise Unified Development Code if necessary.	2024	Planning and Community Development	80 hours		General Fund	2022 New
23	Refine preferred locations for storage facilities within County's land use policy.	2024	Planning and Community Development	60 hours		General Fund	2022 New



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ID	Work Item	Timeframe	Responsible Party	If applicable			Funding Source(s)	Origin
				Staff Hours	Estimated Cost	If any		
24	Incentivize private landowners to conserve land. Encourage landowners to pursue designation from the Georgia Forest Stewardship program.	2024	Planning and Community Development, Finance	60 hours		General Fund, Potential Grants through Georgia EPD or USDA	2022 New	
25	Update the Forsyth County Economic Development Strategic Plan. Align plan with sewer and water expansion plan.	2024	Building and Economic Development, Chamber of Commerce	150 hours	\$125,000 for consultant	General Fund	2022 New	
26	Undertake a subarea study and plan for the Campground area.	2024	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund	2017 Carryover	
27	Determine the appropriate mechanism for better managing design issues.	2024	Planning and Community Development, County Manager	100 hours		General Fund	2017 Carryover	
28	Assess effectiveness of impact fee structure on housing developments and efficacy at assigning accurate costs of infrastructure to different housing development types.	2024	Multiple County Departments	200 hours		General Fund	2017 Carryover	
29	Complete review and assessment of residential subdivision standards and address identified improvements in code revision.	2024	Planning and Community Development	150 hours		General Fund	2017 Carryover	
30	Complete review and assessment of aging in place/accessibility standards and address potential code modifications.	2024	Planning and Community Development	75 hours		General Fund	2017 Carryover	
31	Redraft Unified Development Code to maximize implementation efficiency, ensure consistency, and integrate updated content in a user-friendly fashion.	2024 to 2026	Planning and Community Development	300 hours annually	\$300,000 annually for consultant	General Fund	2017 Carryover	
32	Evaluate and update six corridor overlay districts.	2024 to 2027	Planning and Community Development	150 hours annually		General Fund	2017 Carryover	

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2023 to 2027		<i>If applicable If any</i>					
ID	Work Item	Timeframe	Responsible Party	Staff Hours	Estimated Cost	Funding Source(s)	Origin
33	Carryout study to identify opportunities, recommendations for, and funding assistance to improve access to Lake Lanier.	2025	Multiple County Departments	200 hours	\$175,000 for consultant	General Fund, Potential Grants	2022 New
34	Review Unified Development Code to ensure non-vehicular connectivity is adequately required and incentivized for private development.	2025	Multiple County Departments	80 hours		General Fund	2022 New
35	Explore opportunities to ensure development occurs in areas where the county's infrastructure is positioned to accommodate it.	2025	Multiple County Departments	80 hours		General Fund	2022 New
36	Develop design guidelines for the Vickery Creek and Sawnee Mountain character areas.	2025	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund	2017 Carryover
37	Explore opportunities to promote renewable energy technology for heating of air and water.	2025	Multiple County Departments	60 hours		General Fund	2022 New
38	Explore opportunities to promote installation of electric charging stations for vehicles.	2025	Planning and Community Development, Engineering	80 hours		General Fund	2022 New
39	Consider County-wide tourism strategy to include branding, marketing, and funding.	2025 to 2026	Building and Economic Development, Communications, Planning and Community Development	180 hours	\$250,000 for consultant	General Fund	2017 Carryover
40	Develop greenspace infrastructure plan to reflect the goals and objectives of the Comprehensive Plan as it relates to green infrastructure planning.	2025 to 2026	Multiple County Departments	200 hours	\$200,000 for Consultant	General Fund	2017 Carryover
41	Undertake a subarea study and plan for the McFarland character area.	2026	Planning and Community Development	200 hours	\$175,000 for consultant	General Fund	New



FOSTER FORSYTH 2022
2023 to 2027 COMMUNITY WORK PROGRAM
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ID	Work Item	2023 to 2027		if applicable if any			Origin
		Timeframe	Responsible Party	Staff Hours	Estimated Cost	Funding Source(s)	
42	Research a land trust and/or transfer of development rights program.	2026	Multiple County Departments	120 hours		General Fund	2017 Carryover
43	Promote cultural resource protection and education through partnership with the Atlanta Regional Commission and research potential protection measures that could be incorporated into code regulations.	2026	Planning and Community Development	100 hours		General Fund	2017 Carryover
44	Address sustainable site and building practices through review and consideration of incentives for incorporation of sustainability measures into code regulations.	2027	Multiple County Departments	120 hours		General Fund	2017 Carryover
45	Investigate opportunities to incentivize green building approaches, such as rooftop solar panels, energy efficient construction, and retrofitting existing buildings for energy enhancements.	2027	Multiple County Departments	80 hours		General Fund	2022 New
46	Review development process to identify opportunities to improve efficiency for businesses and staff that facilitate desired development.	Conducted annually as needed	Multiple County Departments	Variable hours annually		General Fund	2017 Carryover
47	Update regulations and related administrative tools to implement recommendations from development process review.	Conducted annually as needed	Planning and Community Development	Variable hours annually		General Fund	2017 Carryover

Public Meeting Series Summaries

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Round 1 Public Input Summary

Regular public input is critical for maintaining a Comprehensive Plan that is responsive to the needs of all who live, work, or play in Forsyth County. Foster Forsyth 2022 is community-driven, with various opportunities for the public to get involved throughout the plan update.

The first round of public input for Foster Forsyth 2022 took place from December 8, 2021 through January 7, 2022. In-person meetings were held in Forsyth County on December 8 and December 14, and a Zoom meeting was held December 15. Following the three public meetings, an online input period was open for three weeks. Members of the public could review a meeting recording and other meeting materials online and participate in a questionnaire, community survey, and mapping activity.

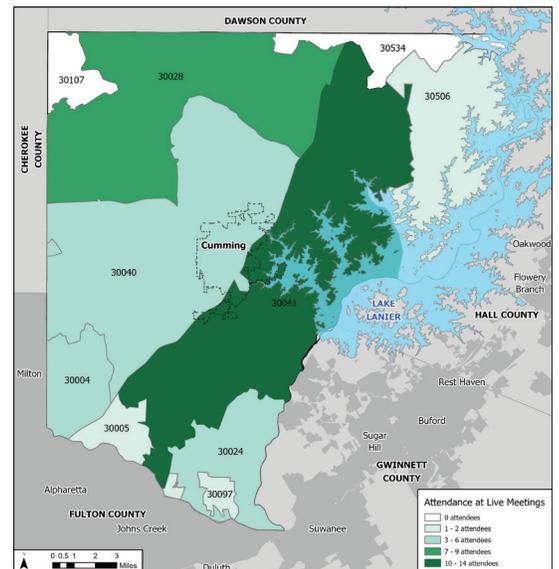
BY THE NUMBERS

 **48** Attendees at Public Meetings

416 Community Survey Participants

 **204** Mapping Activity Participants

65 Questionnaire Participants 



Top 3 Contributors to Quality of Life in Forsyth County



High-quality schools



Low crime



Abundance of natural resources and parks

Source: Community Survey



Top Rated Needs & Opportunities



97% Manage traffic congestion, safety, and access on major roads



95% Consider investments in land conservation to protect key environmental assets



93% Create strategy and policies for commercial corridors



92% Encourage developers to build pocket parks and incorporate accessible open space



91% Align sewer expansion plans with the economic development strategy

Source: Needs and Opportunities Activities

Focus Areas for Short-Term Planning Horizon (through 2027)



Slow the pace of development

Source: Community Survey



Provide high-quality infrastructure and services



Improve roadways for vehicular traffic



Greatest Challenges for Long-Term Planning Horizon (through 2042)

1. Maintaining regional water planning and stewardship
2. Improving educational outcomes
3. Fostering communities that work for all ages and abilities

Source: Community Survey



Slowing down development

Need bike lanes and sidewalks



No cookie-cutter subdivisions

Stop clearcutting and protect trees

Maintaining the rural feel



TOP PRIORITIES

Source: Needs and Opportunities Activities

Prevent development of forested areas

Manage traffic

More affordable senior housing

Mitigate impacts of development



Need beautification and aesthetics standards





Meeting Series 1 Summary

I. INTRODUCTION

The first round of public participation for Foster Forsyth 2022 took place from December 8, 2021, through January 7, 2022. Series 1 input also included an online community survey and online input window that offered the same information and opportunities to provide feedback in the live meetings. This summary document provides an overview of input opportunities, highlights from input collected, and a summary of participant activity. Additional materials are provided in attached exhibits.

Meeting Series 1 Overview

Table 1. Dates & Meeting Format

Date	Format	Location
December 8, 2021, 6 - 8 p.m.	In-Person	Fowler Park Community Room
December 14, 2021, 6 - 8 p.m.	In-Person	Central Park Banquet Room
December 15, 2021, 6 - 8 p.m.	Virtual	Zoom

Overview of In-Person Meetings

The first two public meetings were held in-person at locations in the southern and central areas of the county, the Fowler Park Community Room and the Central Park Banquet Room, respectively. Meetings were held in different parts of the county to encourage broader participation.

Agenda

- 6:00 Welcome! Sign-in and Plan Orientation
Sign-in, Materials Review, & Input Activities
- 6:15 Presentation: Refining Our Growth Strategy
Comprehensive Plan Overview, Today's Goals, & Context for Planning
- 6:30 Input Stations: Community Scale + Balancing Land Uses
Please take your time to visit one or all four of the input stations. Each station covers a different portion of the county. At each station, we are asking the same questions about growth and development. You may also share other ideas, hopes, and concerns for each area and the project team will document your input.
- 8:00 Adjourn



Overview of Virtual Meeting

The third public meeting invited community members to join via Zoom. The meeting information was shared on the project website (www.fosterforsyth2022.com). Participants did not have to register in advance, so it was easy to join simply by clicking the Zoom meeting link.

Agenda

6:00 Welcome! Participant Poll & Meeting Overview

6:05 Presentation: Comprehensive Plan Orientation

6:15 Presentation: Refining Our Growth Strategy

6:25 Priority Needs and Opportunities Activity

6:40 Flex Online Input Period

The planning team will introduce and walkthrough online input tools, including Community Scale + Balancing Land Uses Online Map Input Activity and Community Survey.

Participants can choose to provide input map input on their own by visiting the online input map or joining breakout rooms, one for each quadrant of Forsyth County. A facilitator will be in each breakout room to answer questions and facilitate discussion about each quadrant of the city. Attendees may also choose to stay in main room, should they have a question for the planning team or should they run into technology issues.

7:45 Regroup in Main Room

The planning team will summarize input collected for each quadrant of the county for attendees that remain in the meeting.

8:00 Adjourn

Overview of Online Input Period

The online input period was formally launched following the live Zoom meeting, on December 15 at 8pm, and closed on January 7 at 5pm. On the project's interactive website (www.fosterforsyth2022.com), a new "Provide Input" webpage was published, and a banner along the top of the website encouraged users to "Provide input online!" with a button that links to the "Provide Input" webpage.

The "Provide Input" webpage outlined the process for online participation, as follows:

1. **Watch Overview Presentation:** The recorded presentation from the December 15 Zoom meeting was posted to provide important background information.
2. **Review Boards:** The nine poster boards from the in-person meetings were posted as images in a format that allows users to move from one board to the next at their own pace.
3. **Provide Input on Needs and Opportunities:** A button linked the user to an external web-based questionnaire hosted on Wooclap. See *Section II: Public Input Summary* and in *Exhibit A*.
4. **Participate in the Online Mapping Activities:** A button linked the user to an external web-based mapping activity hosted on Social Pinpoint. See *Section II: Public Input Summary*.

5. **Participate in the Community Survey:** A button linked the user to an external web-based mapping activity hosted on SurveyMonkey. See *Section II: Public Input Summary* and in *Exhibit C*.
6. **Have Additional Questions or Comments?** A comment form allowed users to submit any questions or comments about the planning process or the Comprehensive Plan itself.

II. Public Input Summary

During round 1 public participation activities, input was collected via the following activities, each of which is summarized below.

- Needs and Opportunities Feedback Activity
- Scale of Development Mapping Activity
- Balancing Land Uses Mapping Activity
- Community Survey

Needs & Opportunities Input

Participants were asked to provide feedback on a preliminary list of needs and opportunities based on the Foster Forsyth 2017-2037, the planning team's assessment of existing conditions and trends, and input from stakeholder interviews. The goal was to hear whether the needs and opportunities on the list should be prioritized in the Comprehensive Plan. This input informs the action plan for the next five years. At the in-person meetings, green and red sticker dots were provided so that participants could indicate whether they agreed or disagreed with any of the listed needs and opportunities. Participants could also add additional information by using sticky notes. These activities were reproduced for online participation through a questionnaire hosted on Wooclap.



Completed Boards from In-Person Activity

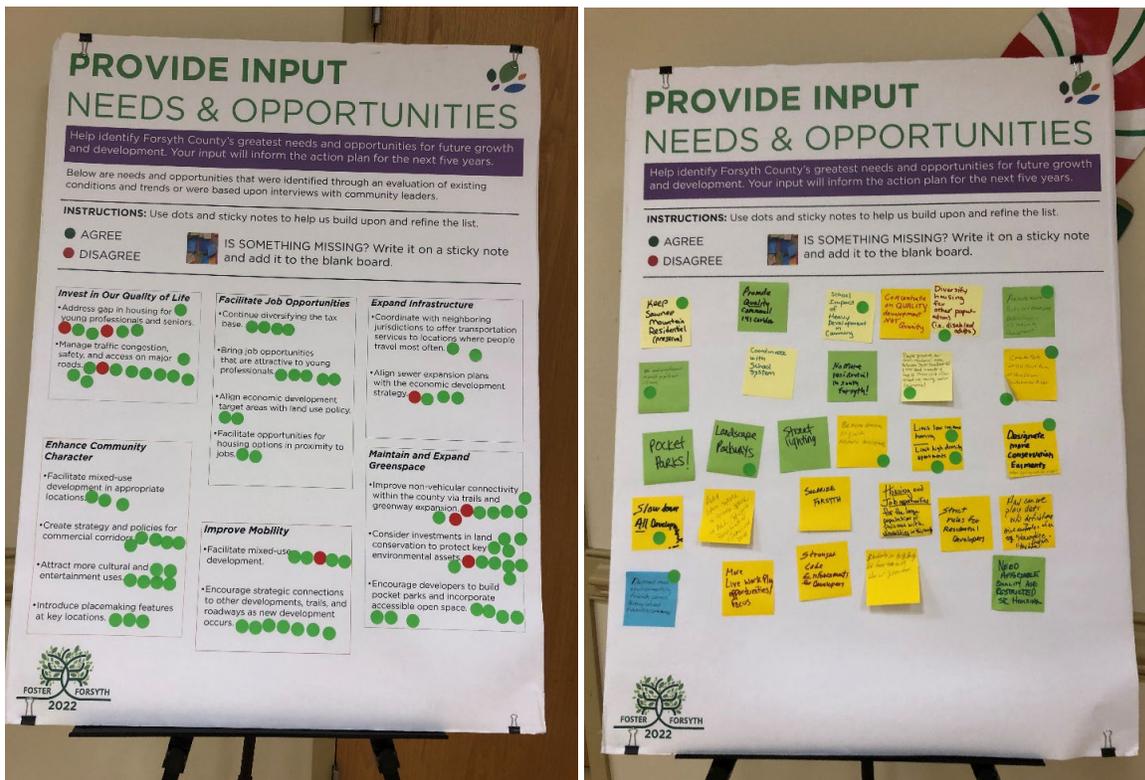


Table 2. Needs & Opportunities Agree/Disagree Activity

Overarching Goal	Need/Opportunity	Percent Agree	Percent Disagree
Invest in Our Quality of Life	Address gap in housing for young professionals and seniors.	52%	48%
Invest in Our Quality of Life	Manage traffic congestion, safety, and access on major roads.	97%	3%
Enhance Community Character	Facilitate mixed-use development in appropriate locations.	64%	36%
Enhance Community Character	Create strategy and policies for commercial corridors.	93%	7%
Enhance Community Character	Attract more cultural and entertainment uses.	75%	25%
Enhance Community Character	Introduce placemaking features at key locations.	74%	26%
Facilitate Job Opportunities	Continue diversifying the tax base.	71%	29%
Facilitate Job Opportunities	Bring job opportunities that are attractive to young professionals.	75%	25%
Facilitate Job Opportunities	Align economic development target areas with land use policy.	79%	21%
Facilitate Job Opportunities	Facilitate opportunities for housing options in proximity to jobs.	52%	48%

Foster Forsyth 2022 Meeting Series 1 Summary

Overarching Goal	Need/Opportunity	Percent Agree	Percent Disagree
Improve Mobility	Encourage strategic connections to other developments, trails, and roadways as new development occurs.	81%	19%
Expand Infrastructure	Coordinate with neighboring jurisdictions to offer transportation services to locations where people travel most often.	50%	50%
Expand Infrastructure	Align sewer expansion plans with the economic development strategy.	91%	9%
Maintain and Expand Greenspace	Improve non-vehicular connectivity within the county via trails and greenway expansion.	79%	21%
Maintain and Expand Greenspace	Consider investments in land conservation to protect key environmental assets.	95%	5%
Maintain and Expand Greenspace	Encourage developers to build pocket parks and incorporate accessible open space.	92%	8%

** The percentages in Table 2 are aggregated from the in-person input boards, Zoom meeting Wooclap activity, and the Wooclap questionnaire that was available during the online input period.*

Scale of Development Mapping Activity

The Scale of Development Activity allowed participants to provide input on appropriate development in different parts of Forsyth County. A diagram illustrating the different scales of development was provided with the activity instructions.

Activity Instructions

Use the dots of the corresponding colors below and place them on the quadrant map to show what *level of development* you think is most appropriate in that location.



Natural

Leave these areas undeveloped, or left to agriculture, agritourism, conservation, and very low-density housing and similar uses through the year 2042.



Rural

Areas should be sparsely developed, primarily with large-lot residences and scattered commercial areas through the year 2042.



Suburban

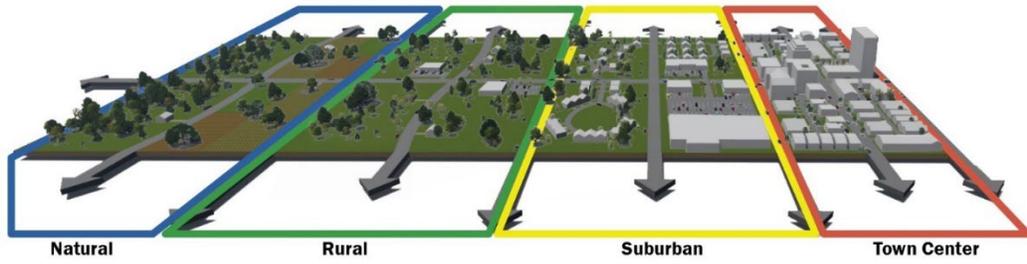
Areas should have a suburban environment (typically one- or two-story buildings that are mostly accessible via car, with larger commercial areas along major roads) through the year 2042.



Town Center

Areas have an opportunity to be a more intense and active environment. This includes traditional centers (typically including 1-3 story buildings with accommodations for bicyclists and pedestrians) and more intense, regional commercial destinations (typically 1-3 story buildings that attract visitors from outside the immediate community).





Scale of Development Activity Results

Figure 1. Scale of Development Heat Map

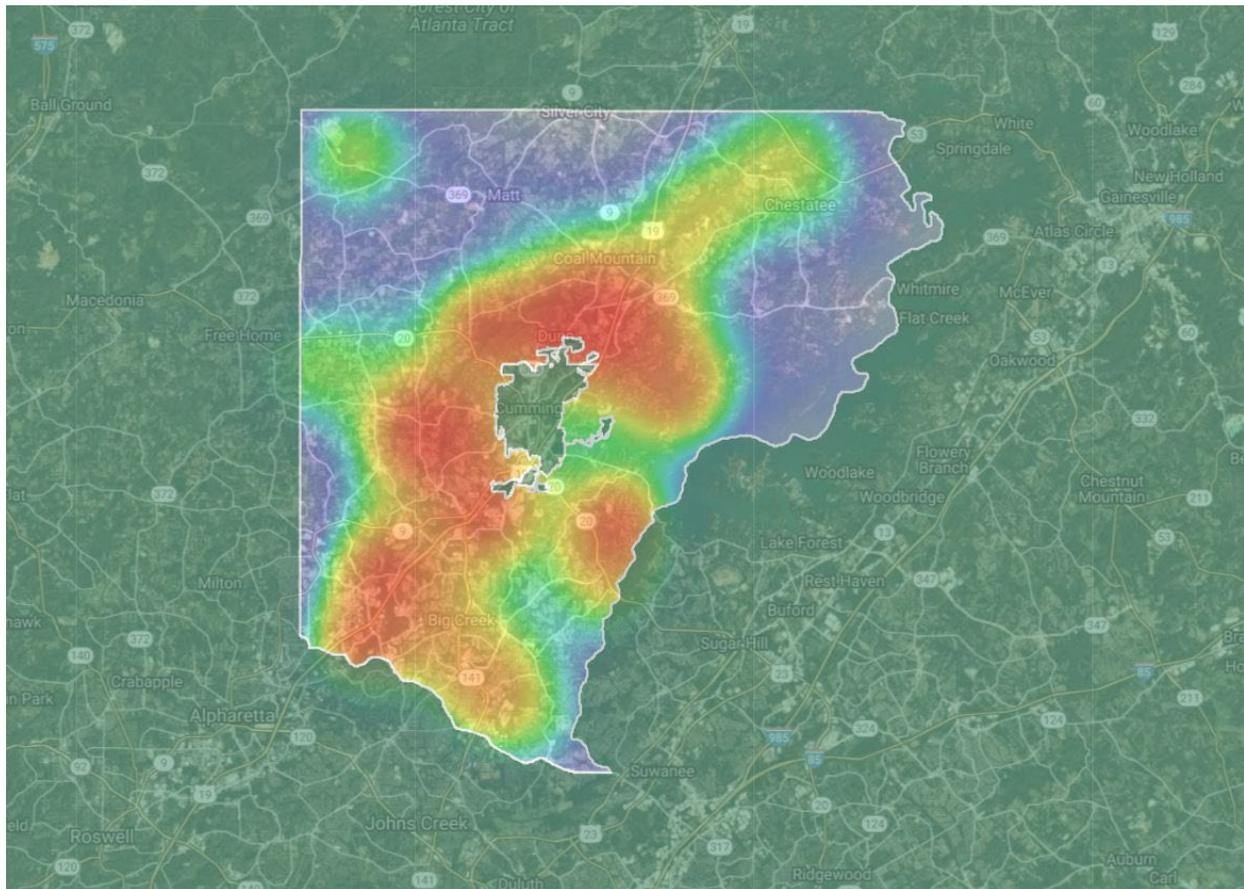


Figure 1 aggregates all map input received on the Scale activity, including the in-person and online mapping activities.

Key Takeaways from Activity

- Potential nodes for Town Center Development:
 - 400 and McFarland Pkwy
 - 400 and 141
 - 400 and 369
- Potential areas to preserve as Suburban:
 - Intersection of Hwy 9 and Keith Bridge Road
- Potential areas to preserve as Rural:
 - Sawnee Mountain Community Character Area
- Potential areas to preserve as natural
 - Vickery Creek Community Character Area
 - Sawnee Mountain Community Character Area
 - Campground Community Character Area

Balancing Land Uses Mapping Activity & Related Discussion

The Balancing Land Uses Activity gave participants the opportunity to share where specific land uses are desired in the County. At the in-person input table and on Social Pinpoint, participants were encouraged to leave a comment with their map marker, particularly if they used the “Other Land Use” option.

Activity Instructions

Use the dots of the corresponding colors below to identify locations for *specific land uses* that are important to the County’s future.



Mixed Use Developments

Some combination of residences, offices, retail, restaurants, and/or other services all in one location.



Apartments, Condominiums, & Townhomes

Apartment complexes, condominiums, townhomes, duplexes, quadplexes and other more intense ways to build homes. This category does not include neighborhoods that only include single-family detached homes.



Storage Facilities

Small warehouses, climate-controlled storage, storage yards (RV/boat storage, etc.), and other services geared towards the storage of materials or goods.



Vehicle-Related Businesses

Vehicle sales dealerships, vehicle rental businesses, and other services like car washes, fuel stations, and repair shops including collision centers.



Other Land Uses

Use the Other category to indicate any additional business types you’d like to see.



Balancing Land Uses Activity Results

Figure 2. Balancing Land Uses Heat Map

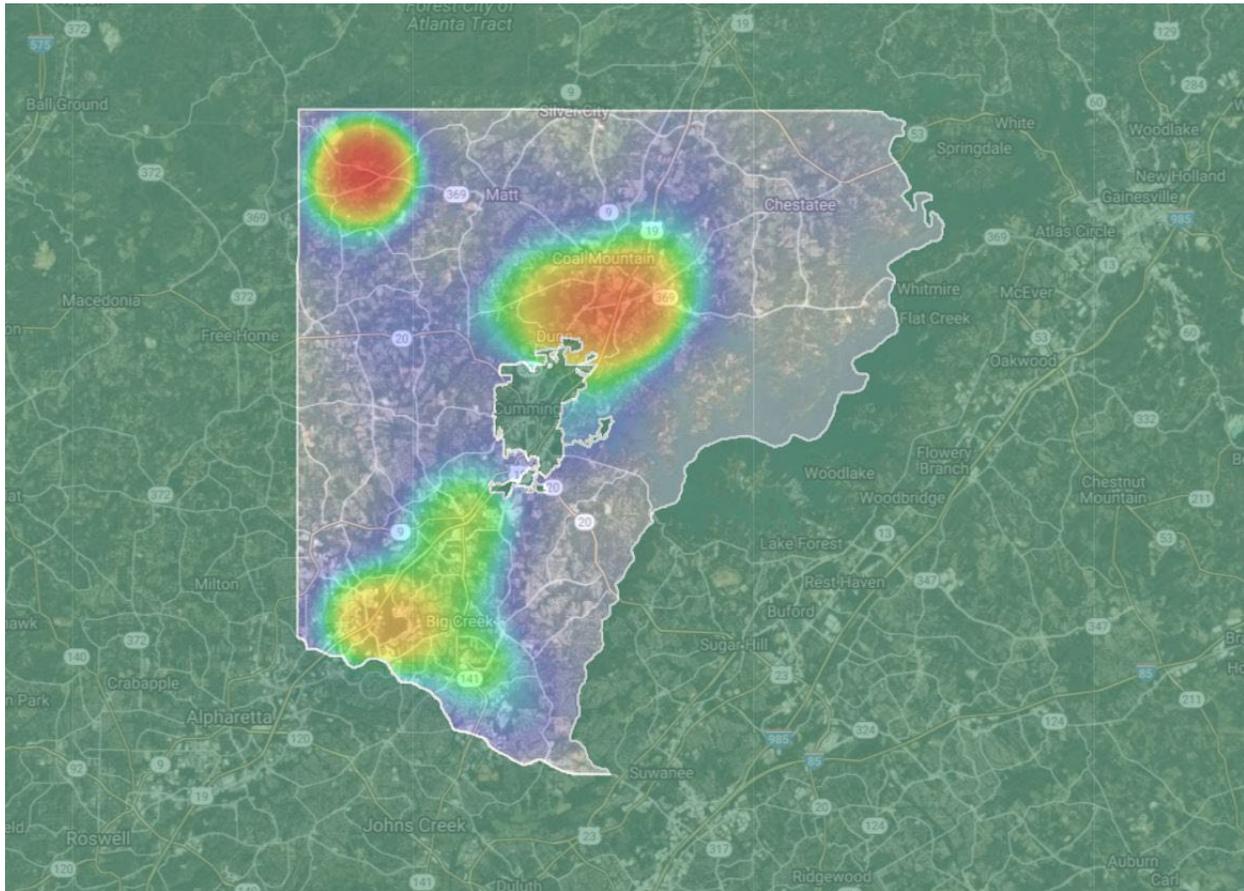


Figure 2 aggregates all map input received on the Land Uses activity, including the in-person and online mapping activities.

Key Takeaways from Activity

- Potential areas for Mixed Use Development:
 - Big Creek Community Character Area
 - 400 and 369
- Potential areas for Apartments/Condos/Townhomes:
 - Along 400 (South GA 400 Community Character Area and North GA 400 Community Character Area).
 - Big Creek Community Character Area
- Potential areas for Storage Facilities:
 - Etowah Community Character Area
 - Along Spot Road (Sawnee Mountain Community Character Area)
 - Along commercial corridors south of Cumming
- Potential areas for Vehicle-Related Businesses:
 - Along Old Federal Road (Etowah Community Character Area)
- Potential areas for Senior Housing Development:
 - Along Hwy 369 (Sawnee Mountain Community Character Area)

Discussions Related to Mapping Activities

At the in-person meetings and the Zoom meeting, the planning team facilitated the mapping activities and kept a running list of general comments heard during discussions with the public.

Section 1: Northwest Forsyth County

Discussion points:

- The County has not done a good job with senior housing, particularly attached housing products. Senior housing should not be lumped in with apartments; there needs to be a distinct zoning district for senior housing products. Currently, senior housing developments can only be built in RES-6 (according to the developer who shared this perspective), which is believed to have been eliminated from the County land use plan. Forsyth County is suffering from a lack of affordable senior housing and needs to focus on where senior housing is appropriate, such as locations near churches, healthcare, and retail.
- Mixed-use developments like Vickery Village are desired, particularly in the area around Eagles Beak Park.
- More hiking trails in parks are desired, and the trails should allow dogs.

Section 2: Northeast Forsyth County

Discussion points:

- Rural and natural areas should be maintained.
- Residential sprawl needs to be controlled.
- Reserve the 400 corridor and Settingdown Road for commercial development.

Section 3: Central Forsyth County

Discussion points:

- The large amount of high-density development in Cumming is influencing the County.
- Infrastructure capacity, traffic, and too many storage units are concerning to community members.
- A community center at Haw Creek Park is desired.
- Density in RES-2 should remain low.

Section 4: South Forsyth County

Discussion points:

- All utilities should be buried.
- More parks are desired in southeast Forsyth County.
- Swim facilities are desired.
- More hiking trails are desired, particularly in Caney Creek Preserve.
- Non-paved trails (and generally less impervious surfaces) should be promoted.
- Good independent restaurants are desired.
- Conservation easements should be put in place.
- Estate lots are desired in the area.



Community Survey

The Community Survey was used to gather input on the Foster Forsyth vision and goals as well as needs and priorities for future land use and related topics. A total of 416 people responded to the survey. Major takeaways are discussed below. The land use summary will be presented in the form of a modified Community Character Map during the next round of public meetings. Exhibit C includes all free response comments submitted through the survey.

Vision Rating

The current Foster Forsyth vision statement is: “Forsyth County will promote responsible use of our natural assets and green space while advancing a balanced growth management strategy that strengthens and sustains quality of life for everyone.”

Participants were asked to rate on a scale of 1 – 5 (with 1 being poorly, 3 being neutral, and 5 being great) how well the County is doing at achieving this vision. ***The average rating was 2.48.***

Goals Rating

Participants were asked to rate on a scale of 1 – 5 (with 1 being poorly, 3 being neutral, and 5 being great) how well the County is doing at achieving each of the following goals. The average ratings are shown in Table 3.

Table 3. How well is Forsyth County doing at achieving the Foster Forsyth goals? Rate from 1 to 5.

Goal	Average Rating
Expand infrastructure that furthers our vision for growth and development	2.65
Facilitate job opportunities	2.94
Invest in our quality of life	2.92
Enhance community character	2.7
Maintain and expand greenspace	2.59
Improve mobility	2.31

Top 3 Contributors to Quality of Life in Forsyth County

Participants were asked to rank (in order from 1 to 7) different contributors to quality of life. The list below is in order of highest ranking to lowest.

1. High-quality schools
2. Low crime
3. Abundance of natural resources and parks
4. Housing that meets my needs
5. Family-friendly environment
6. Access to employment centers in the region
7. Access to shopping and entertainment destinations

Focus Areas for Short-Term Planning Horizon (through 2027)

From a list of 12 topics, participants were asked to select all topics that need more attention from Forsyth County over the next five years (2022 to 2027). The three topics with the most votes are listed below.

1. Slowing the pace of development
2. Improving our roadways for vehicular traffic
3. Providing high-quality infrastructure and services

Greatest Challenges for Long-Term Planning Horizon (through 2042)

From a list of 10 challenges facing the Atlanta region, participants were asked to select the three issues that are most important for Forsyth County to consider as part of its long-term planning for growth and development. The top three answers are listed below.

1. Maintaining regional water planning and stewardship
2. Improving educational outcomes
3. Fostering communities that work for all ages and abilities

III. Engagement Metrics

Who did we hear from?

At all the meetings, attendees were asked to identify their zip codes, but some attendees did not offer this information, so their attendance is not captured on the GIS map. However, an input station also asked participants to mark where they live or work in the County using sticky dots, and most everyone participated as they walked through the board displays. Based on the sticker map, the in-person meetings drew similar numbers of residents from north and south Forsyth, but it is apparent that participation from the northeast quadrant is lacking.

The community survey captured feedback on where people live in the County and general socioeconomic characteristics. The “Where People Live” question shows that there was about equal representation from North and South Forsyth—53 percent indicated that they live north of Highway 20, and 47 percent indicated that they live south of Highway 20. The results from the socioeconomic questions indicate that there are populations in Forsyth County whose needs may not have been accounted for, including the following (data from the 2019 American Community Survey, 5-Year Estimates, are included for reference):

- **Younger population:** There were 0 participants in the “17 or younger” age range, and only 2 participants in the “18 - 24” age range.
 - *35% of Forsyth County’s population is less than 24 years old*
- **Minority populations:** 89% of the survey participants were White/Caucasian.
 - *Forsyth County’s racial breakdown is: 65.1% White, 18.0% Asian, 4.3% Black, 0.4% American Indian or Alaska Native, 4.1% Other, 8.1% Two or More Races*
- **Renters:** 97% of survey participants own their current residence.
 - *16% of Forsyth County’s housing stock is renter-occupied*
- **Low to moderate income populations:** 88% of survey participants have an annual household income of \$75,000 or greater.
 - *34% of Forsyth County’s households have an annual household income less than \$75,000*



Completed Board Activity: Who's here?

HELP US DOCUMENT WHO'S HERE?

Instructions: Help us ensure that we are hearing from people representing different parts of Forsyth County by placing dots on the map!

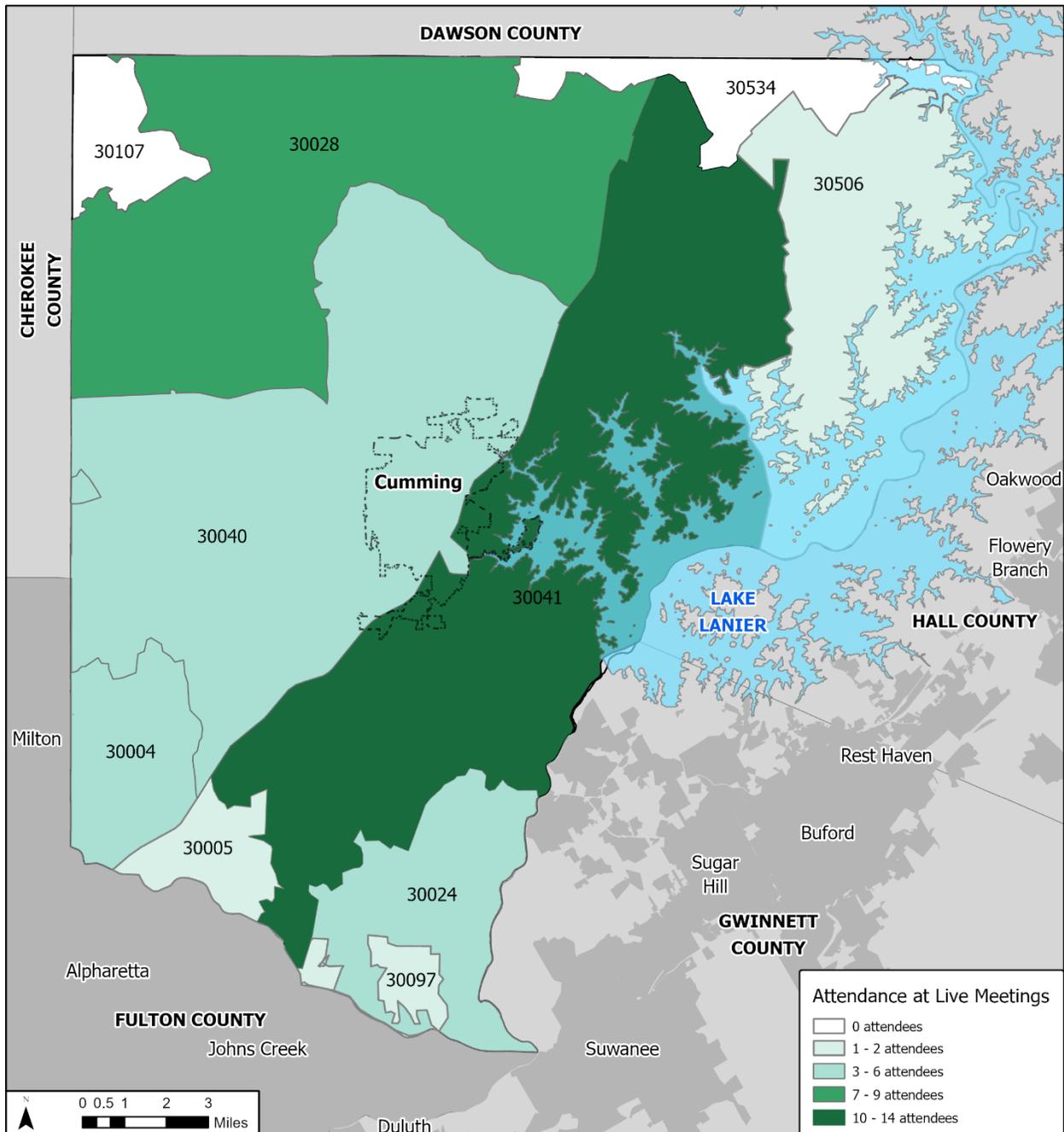
● *I live here.* ● *I work or go to school here.*

CHEROKEE COUNTY
FULTON COUNTY
HALL COUNTY
GWINNETT COUNTY
LAKE LANIER

0 0.5 1 2 3 4 Miles

FOSTER FORSYTH 2022

Meeting Attendees' Home Zip Codes



The above map shows the breakdown of meeting attendees by home zip codes. This map aggregates the attendees from the three live meetings.



Exhibit A: Free Response Needs & Opportunities

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

Invest in our Quality of Life

Quality of Life Needs & Opportunities	
1	Coordinate with school system
2	More live, work, play opportunities/focus
3	School impact of heavy development in Cumming
4	Solarize Forsyth
5	Diversify housing for other populations (i.e., disabled adults)
6	Need affordable quality age-restricted housing
7	Senior citizens were totally missing
8	Address how services are going to be provided through parks and Rex's that actually meet the needs of the community. Example: closing of the UFA polo soccer fields causing 700+ kids to no longer be able to play. If we are building the county and indicate that parks and rec is important then we have to have plans for that.
9	More affordable senior citizen housing is needed
10	A warm water pool for seniors
11	Forsyth County Fire Department should become Forsyth County Fire Rescue, transitioning over the paramedic/firefighters of Forsyth County to providing EMS services to the residents of Forsyth County as is currently being done in other counties and cities. This should consist of no less than a 3 person medical rescue truck, and doing away with the current 2 person private company that currently provides EMS service to the residents of Forsyth County. I feel this will provide for a much higher level of emergency services to the residents of Forsyth County, increase staffing, and will also be able to assist in firefighting as well. Obviously this will require Forsyth County Fire Department should become Forsyth County Fire Rescue, transitioning over to the paramedic/firefighters of Forsyth County providing EMS services to the residents of Forsyth County as is currently being done in other counties in the state and cities with Ga. consisting of a 3 person medical rescue truck and doing away with the current 2 person private company that currently provides EMS service to the residents of Forsyth County. I feel this will provide for a much higher level of service to the residents of Forsyth County, increase staffing, and will also be able to assist in firefighting as well This will obviously require hiring of certified personnel, as well as promotions.
12	Limit light pollution and consider Dark Sky lighting in development both commercial and residential. These actions can attract eco-tourists that boost local revenue

Enhance Community Character

Community Character Needs & Opportunities	
1	Keep Sawnee Mountain residential (preserve)
2	Slow down ALL development!
3	Promote quality commercial 141 corridor
4	No more residential in south Forsyth!
5	Be more demanding on quality residential developments
6	Stronger code enforcement for developers
7	Concentrate on quality development not quantity
8	Please preserve our rural residential area between Dr Bramblett Rd and Spot Road connector and Hwy 20. Please don't allow mixed use zoning and/or commercial.

Foster Forsyth 2022
Meeting Series 1 Summary

Community Character Needs & Opportunities	
9	Limit low-income housing and limit high density apartments
10	Strict rules for residential developers
11	Develop a building plan to keep areas of the county that are currently more rural from being overpopulated/crowded.
12	Engage deeply with the development community so as to learn and foster mutual goals. Current planning is very ivory tower in its approach and often creates cumbersome bylaws that limit and restrict the market's ability to respond to needs.
13	Eliminate hard edges in bylaw writing so as to allow for freedom in architectural and use expression. A family of six with three teenagers has no more impact on a community than three families of two people. But according to land use regulations, one is often a 'prohibited use'
	Land-use districts are an archaic tool. Very few businesses are the danger to safe society that they were a century ago, perhaps we can update our planning to acknowledge this. Instead have 'rules of a good neighbor' like 'don't be loud', 'don't be smelly', 'don't be bright' or 'make all sides of the building look as nice as the front.' These are much simpler, easier to understand and surprisingly easy to enforce.
14	Stop approving cookie cutter subdivisions (Res 3 and Res 4), townhouses and mixed use apartments. More custom home subdivisions (Res 2) is needed to balance out the overdevelopment and increase home values and improve aesthetics within the county. Higher home values would also attract higher end restaurants and retail.
15	Stop City of Cumming from annexing County land and allowing developers to circumvent County zoning regulations.
16	Control development
17	Stop cookie cutter developments who clear the land. Bring in higher end builders who keep green space and build custom homes. Follow Miltons lead with size of lots and architecture to keep the rural feel and protect real estate values.
18	Create and maintain beautiful landscaping in medians so Forsyth doesn't start to look like Gwinnett.
19	Encourage horse farms or golf courses to protect green space and Provide Higher home values.
20	Mixed use developments are inevitable so make sure the residential parts are high end like downtown Alpharetta has become. They did an excellent job revitalizing a tired area and the real estate in those mixed use developments is beautiful and high end. That is how you attract high end retail and restaurants instead of run of the mill chains.
21	Downtown Cumming needs to be developed into a quaint retail area similar to Duluth. Even with the City Center coming, there is an opp to re-create the downtown area by updating the existing buildings and carving out additional shops and restaurants.
22	Retain code enforcement personnel that will enforce the code that is in place.
23	Prevent development from "gaming" the mixed-use category by severely downsizing the commercial application to allow for a higher density residential development.
24	We need to stop building so many houses here. It's seriously getting too crowded already! Traffic is a nightmare.
25	Move the chicken plant from downtown Cumming and restrict the amount of tacky billboards allowed in the city limits. The awful smell would make anyone want to avoid downtown and the billboards make our city look extremely tacky.
26	For the love of all that is holy, STOP THE GROWTH! There is TOO MUCH TRAFFIC, the roads are trash, animal control doesn't even effectively do their job otherwise there wouldn't be 50 stray cats I do not feed congregating on my property, focus on the county as it is and stop focusing on your pockets.
27	Stop the growth
28	Strict zoning policies in regards to housing. We need upscale homes. NOT cookie cutter neighborhoods. It can be done. Look at Milton. Today's townhomes and cookie cutter neighborhood become tomorrow's rentals and eyesores.
29	Stop clear cutting, stop building homes on small plots.



Community Character Needs & Opportunities	
30	Too much development without protecting the country feel Of Forsyth. Stop Overgrowth!
31	Keep longtime residential neighborhoods from being mixed use areas, causing 40 year residents to move away and seek other locations outside of county.
32	NO MARTA!!! Keep rural feel in North Forsyth and increase lot sizes dramatically there. Don't allow NOFO to look like Post Road area. Encourage higher-end retail instead of this junk going in at 400 & 369. Please hurry before everything is destroyed.
33	Keep Forsyth County more rural. Stop the mass cookie cutter housing with no land.
34	Follow and enforce the low-density guidelines in the existing 2017 development plan for Vickery district. Make it clear to developers that if they want their plans approved, they should conform to the low-density neighborhood character of the area. Don't allow development to outpace the capacity of the roads. The development maps didn't allow for us to suggest areas for neighborhood parks, but this is the time for the county to buy up parcels before they get even more expensive. Requiring developers to include green/open spaces and minimize the cutting down existing trees will help preserve the feel of the area that drew people in the first place. I don't agree with people who want this to be an exclusive place but there's already a lot of newer stack'em-rack'em-and-pack'em developments. Let's limit that and encourage RES2 for new housing.
35	Create a more strategic plan for new residential development require larger lots & retain foliage
36	Slow down the rapid growth until infrastructure can keep up.
37	Stop building neighborhoods in every open space in the county. Too many people and too much traffic!
38	Stop holding in every spare open space of land. There is a ONE ROAD community being built right next to Matt park!!!!
39	Slow down development
40	Keep the rural feel as much as possible. That's one of the things that's attractive in our County

Expand Infrastructure that Furthers our Vision for Growth & Development

Infrastructure Needs & Opportunities	
1	Street lighting
2	Limit light pollution by Incorporating Dark Sky compliant lighting in development both commercial and residential. See international dark sky community program guidelines at www.darksky.org
3	Building roads before building schools and communities would help a lot.
4	Developers should have to build into their developments the impact they cause.. example: widening of roads to support the increased traffic
5	Hold developers accountable for providing infrastructure updates along with their developments. Hundreds of new houses mean nothing if our roads and schools are overcrowded and unable to keep up with growth.

Improve Mobility

Mobility Needs & Opportunities	
1	Bike lanes on Keith Bridge Road
2	Develop longer term transportation corridors and limit building and utilities along future corridors to make expanding roadways easier.
3	We need a plan to route traffic around city of Cumming on the north side.
4	More bicycle access on major state roads like Keith Bridge, 306 & Dawsonville Hwy,53.
5	Add public transport opportunities

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Mobility Needs & Opportunities	
6	We need more sidewalks, parks, green spaces, and community areas here. In order to do that, we need to improve the walk-ability of the county which also includes bike lanes. Alpharetta has done this and they continue to outpace us for growth. We also need to stop building so many homes which will only contribute to the congestion, removal of trees, and overcrowding that happened in Gwinnett.
7	Bike trails adjacent to roadways
8	Do not allow bicycles to take over our roads!
9	Provide sidewalks on major highways like highway 9.
10	We have zero bike lanes in this county, we keep building places of interest like our city center and the new Halcyon type location by Costco and yet you have absolutely no way to get to any of these except by car. Highway 20 was expanded and easily could've Incorporated . bike lanes in the median. Unfortunately this plan is already too late as the current construction levels are causing gridlock at places Like Market Pl., Boulevard and 20. As always the government is putting the cart before the horse. So to conclude there is no safe way for a family to ride a bike or walk to any of these new locations of interest.

Facilitate Job Opportunities

Employment Needs & Opportunities	
1	We need employment opportunities for disabled citizens
2	Housing and job opportunities for the large population of persons with disabilities in this county
3	Start marketing Forsyth County consistent with its economic ranking nationally -- we are among the wealthiest of counties in the US today but our approach to development is overly inclusive -- we can be/need to be more exclusive and restrictive in the manner in which we develop. Exercising a greener, cleaner, more progressive approach rather than mass graded semi-trac home development. FC could be a tech hub for North ATL/GA...if done properly.

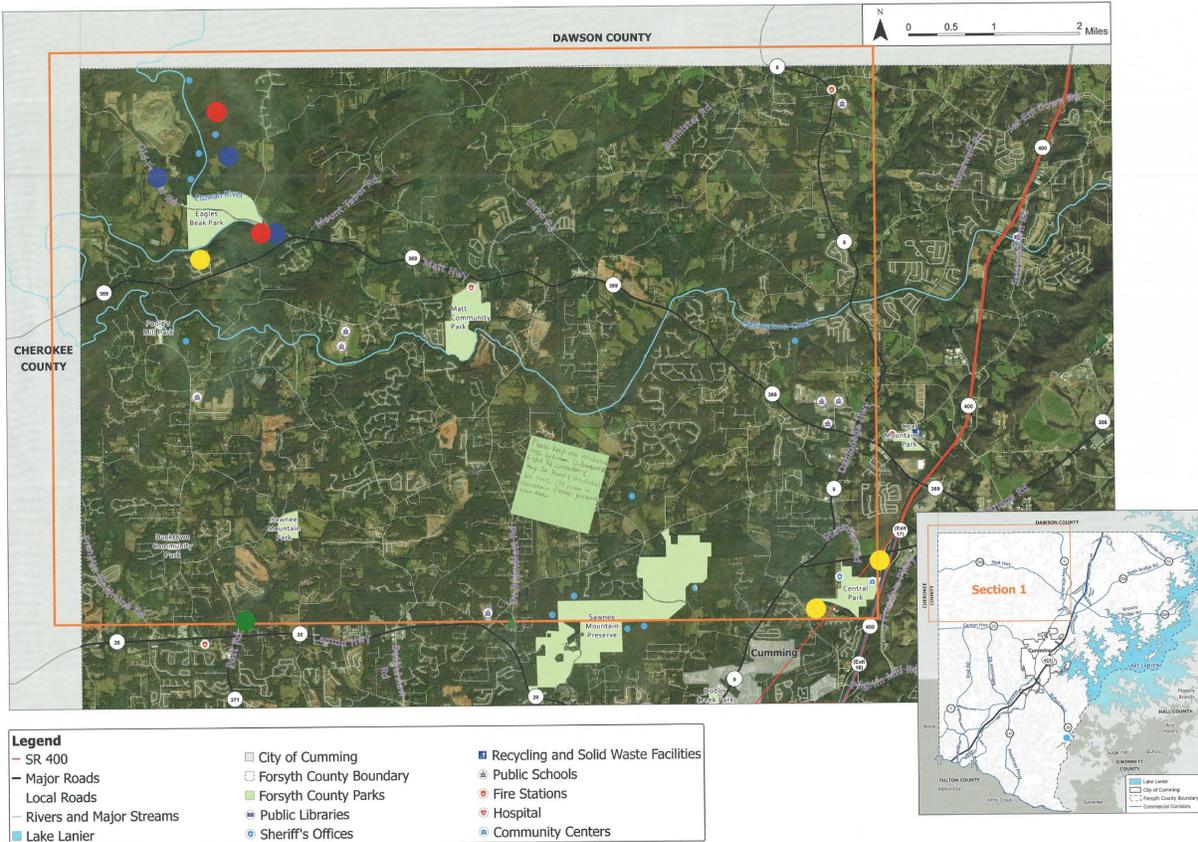
Maintain and Expand Greenspace

Greenspace Needs & Opportunities	
1	Pocket parks!
2	Demand more environmentally friendly parks, parking lots, sidewalks, and greenways
3	Landscape parkways
4	Add open space and greenspace to all Campground residential and commercial development
5	Promote more parks and greenspace before all land is developed
6	Create park at Old Trout Farm at Hwy 20 and the Chattahoochee River
7	Designate more conservation easements when dealing with developers
8	Implement county-wide plans & policies to control invasive plants on public lands. Land-disturbing developments create opportunity for invasive plants to thrive, out competing native plants and insects. Over time this will make our green spaces less attractive and less valuable from an ecological perspective.
9	Landscape and beautification efforts
10	Work with appropriate authorities to allow Forsyth County greater access to Lake Lanier and/or Chattahoochee River water, to reduce high water & sewer charges.
11	Buy land for parks, or for walking/nature trails, like the one behind Old Atlanta Recreation Center.
12	Stop clear cutting large rural areas of our beautiful County. That's why so many of us moved to this County. Make a plan with a way to retain old timber and not just clear cut and put new trees in. Give builders an incentive for larger sized lots for homes. Too many subdivisions with homes too close together.
13	Keep more trees and keep zoning in check so Forsyth doesn't look like other congested cities.
14	Prevent development of forested areas

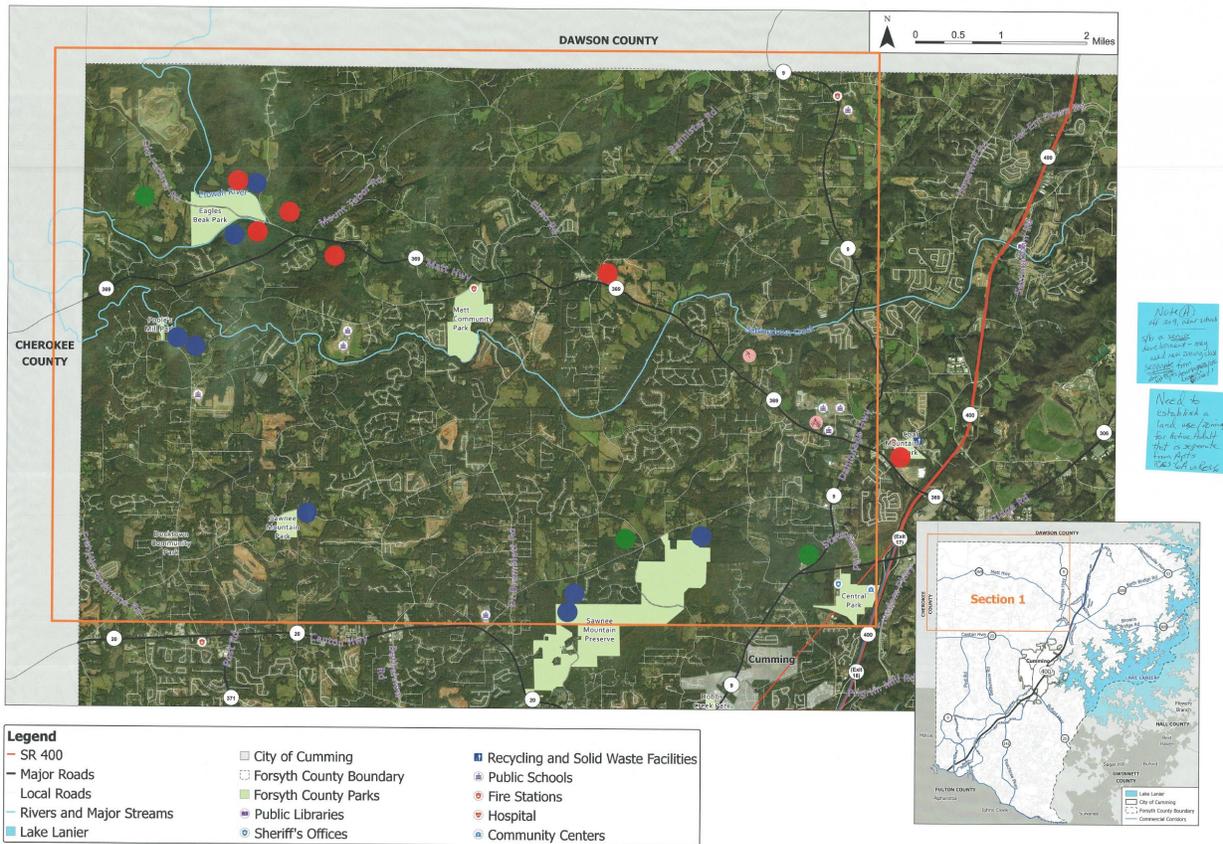


Greenspace Needs & Opportunities	
15	Require new developments to plant native plants helpful to pollinators
16	Control development and help the environment. Denser development in already developed area would be better than cutting down so much forest as we are
17	Disincentivize the construction of housing in forested areas.
18	Develop local regulations that prevent mass grading of land, attach severe penalties for those that violate the rules and employ staff that actually enforce the regulations put forth.
19	Increase the open and green space requirements for all Commercial and Residential zoning classifications. Limit the number of Mixed use developments and the require comprehensive plan location on commercial corridors that have immediate access to Ga. 400. We do not need MPDs on every corner 3 or 4 miles from each other. Much Larger lot sizes and space between homes need to be considered open and green space requirements. Bring old zonings dominate in to current standards.
20	Stop the clear cutting in the county.
21	Incentivize the protection of land and trees over clear-cutting plots of land.
22	The growth in this county is too fast and obviously overwhelming roads, environment, etc. Consider local tax to save open space as is done in many counties in PA. We paid 1% extra and saved much space to keep Bucks County, PA a great place. Forsyth is fast losing that same feel.
23	More emphasis on environmental protection and preservation.

In-Person Meeting 2, Northwest Forsyth County Map

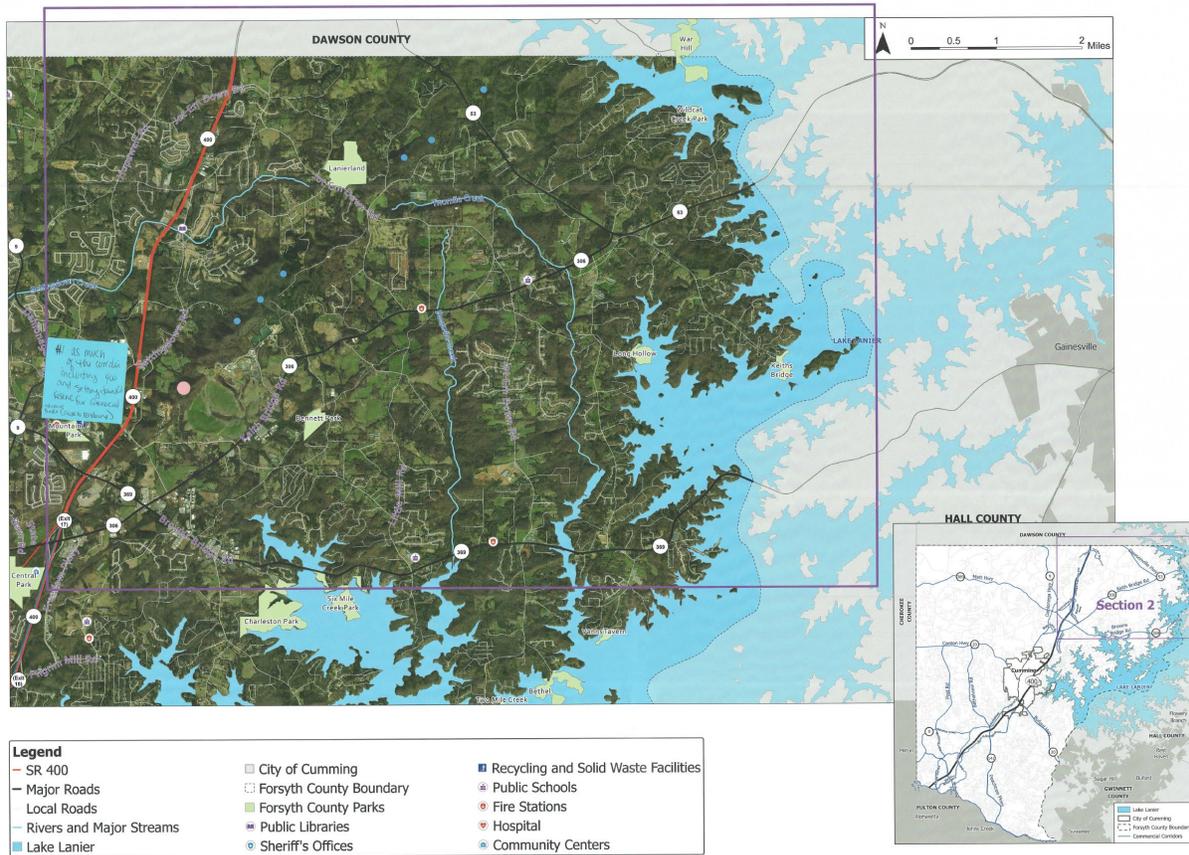


In-Person Meeting 2, Northwest Forsyth Map

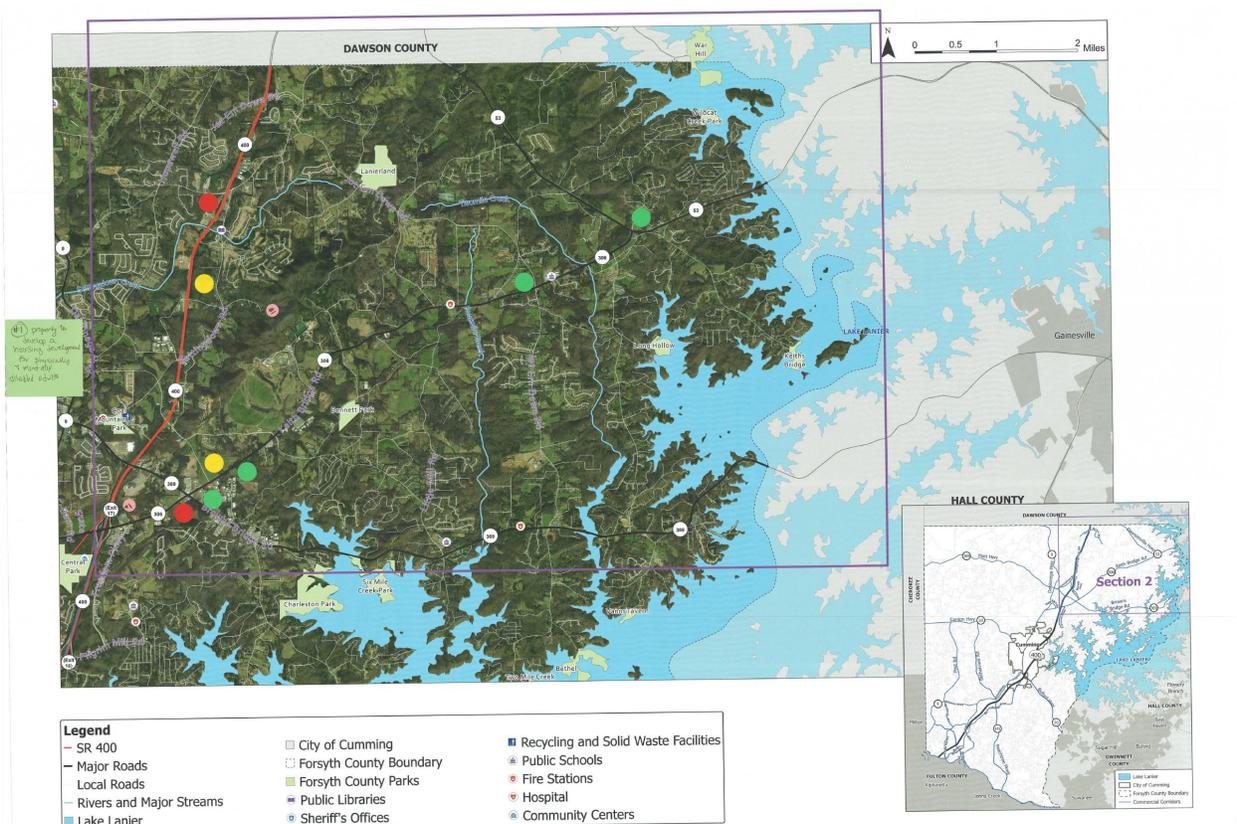


Northeast Forsyth County Scale Activity

In-Person Meeting 1, Northeast Forsyth County Map

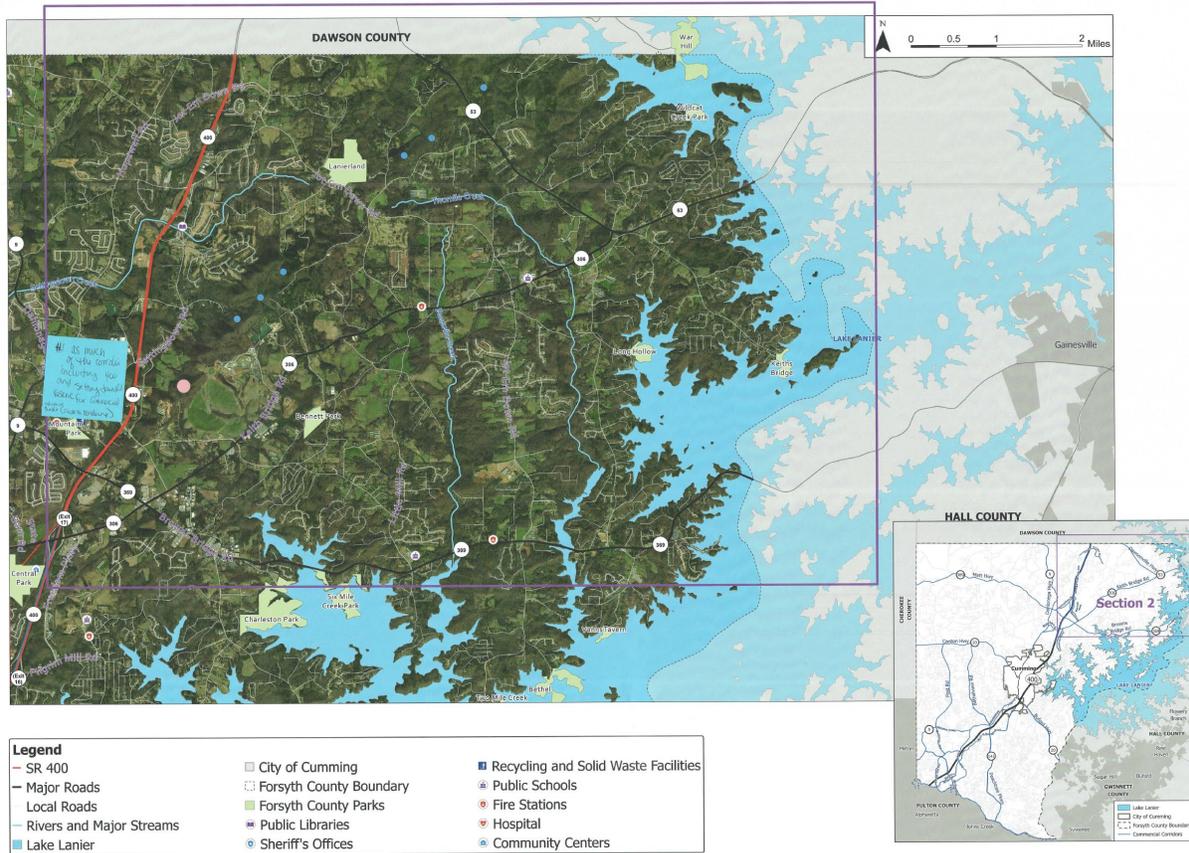


In-Person Meeting 2, Northeast Forsyth County Map

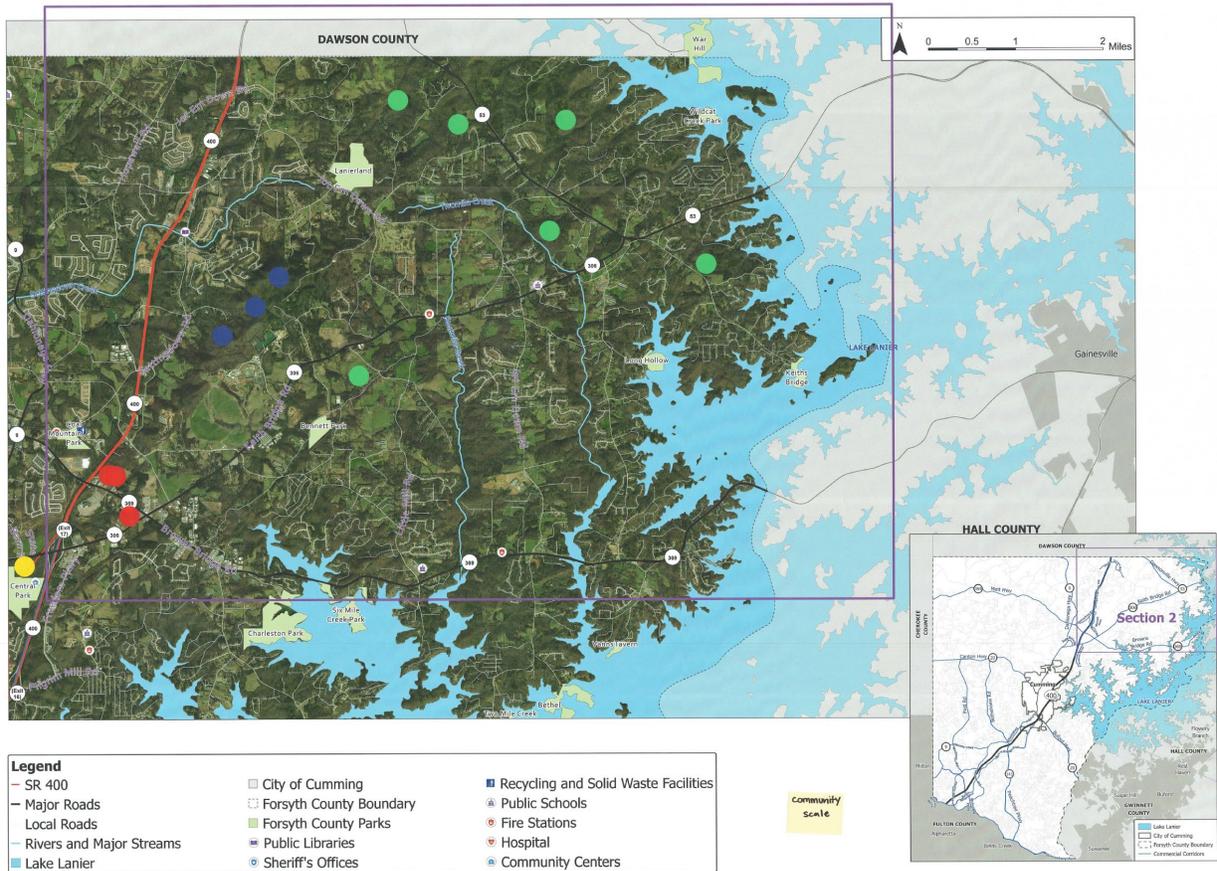


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Northeast Forsyth County Balancing Land Uses Activity In-Person Meeting 1, Northeast Forsyth County Map

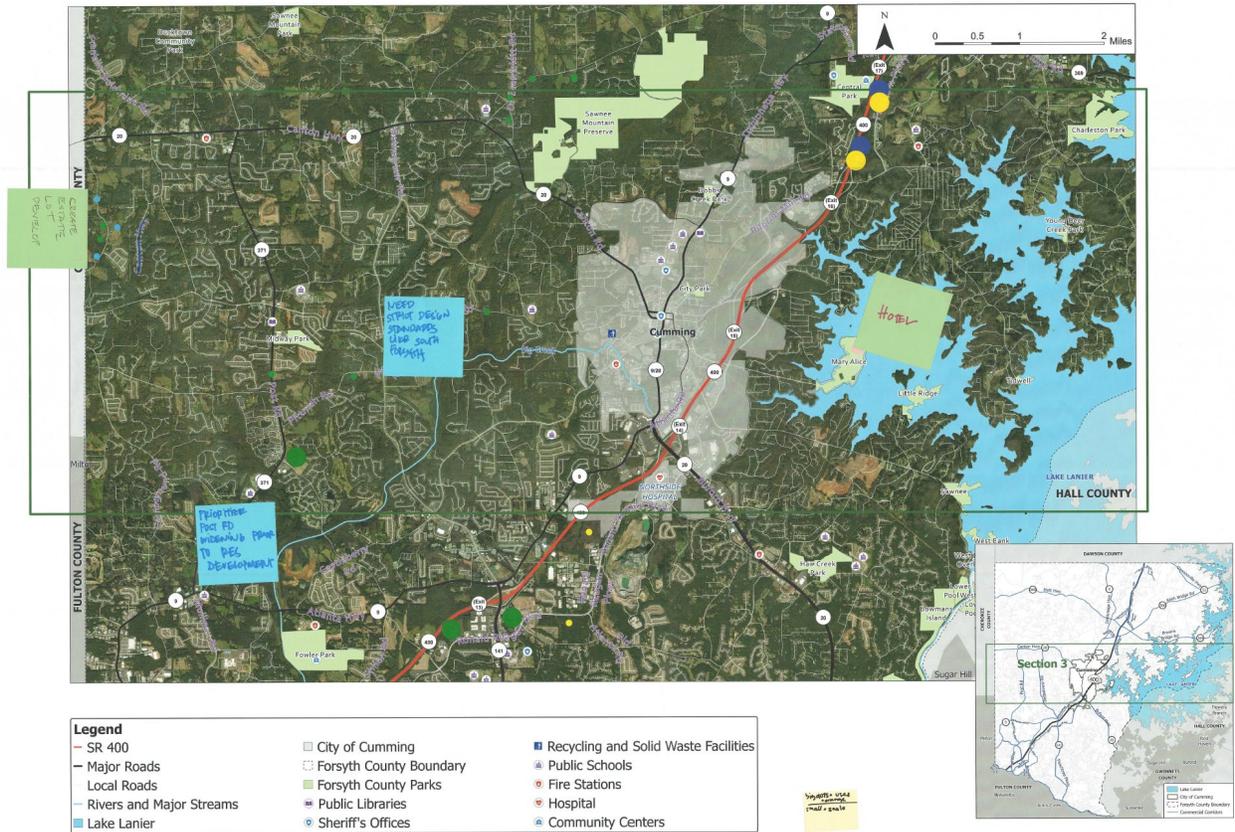


In-Person Meeting 2, Northeast Forsyth County Map

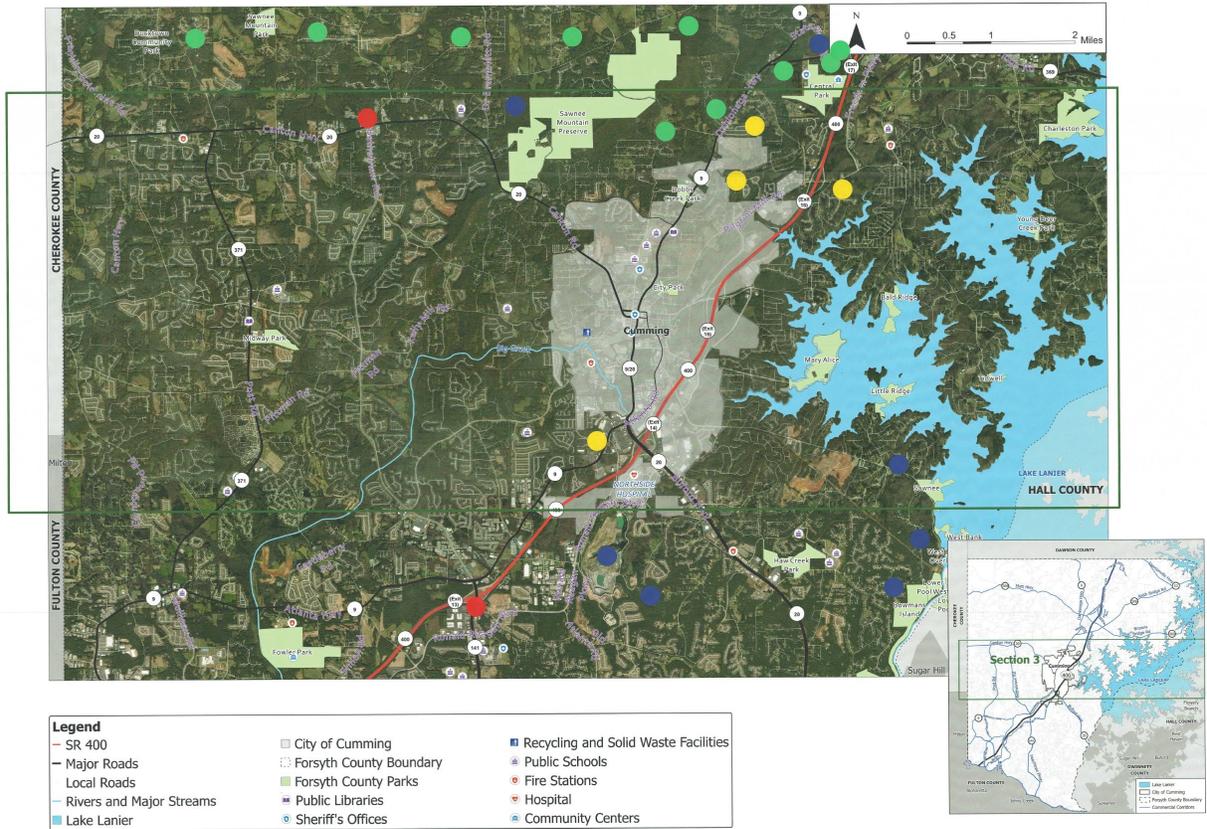


Central Forsyth County Scale Activity

In-Person Meeting 1, Central Forsyth County Map

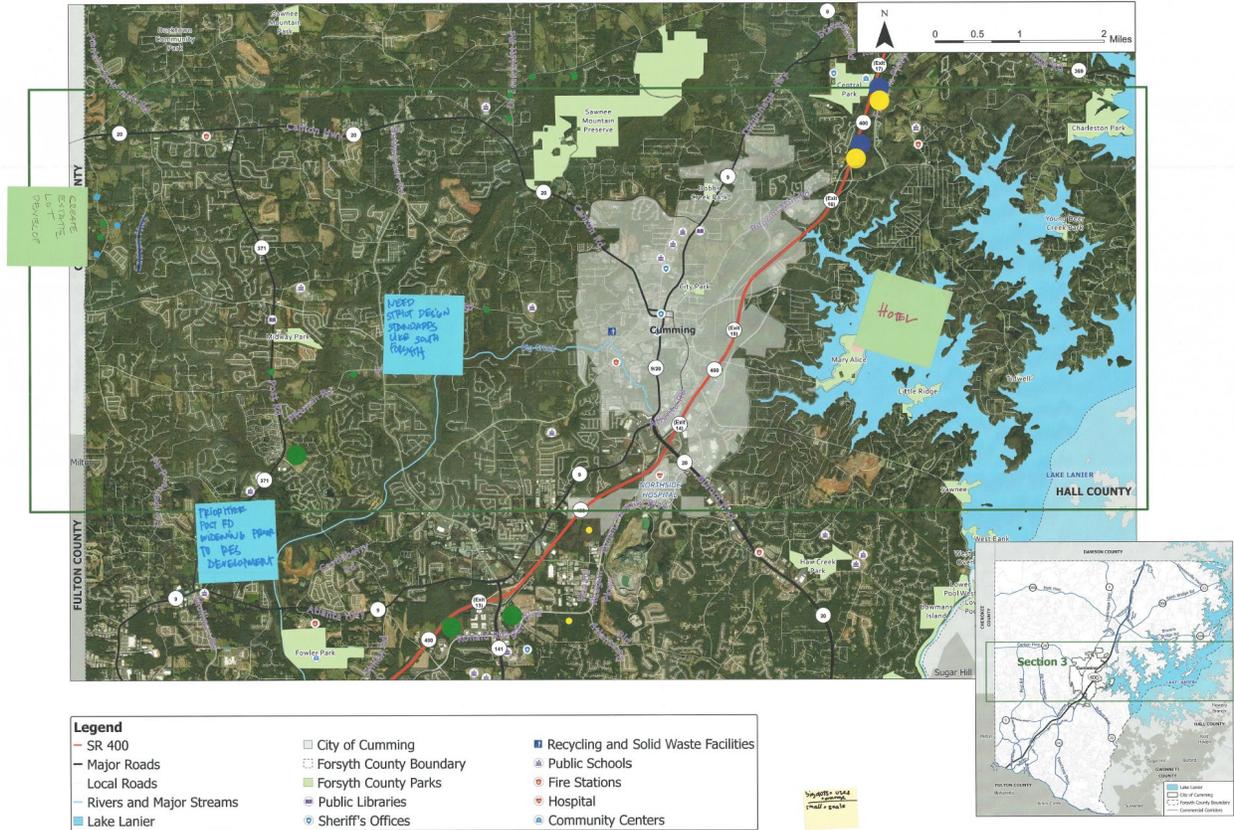


In-Person Meeting 2, Central Forsyth County Map

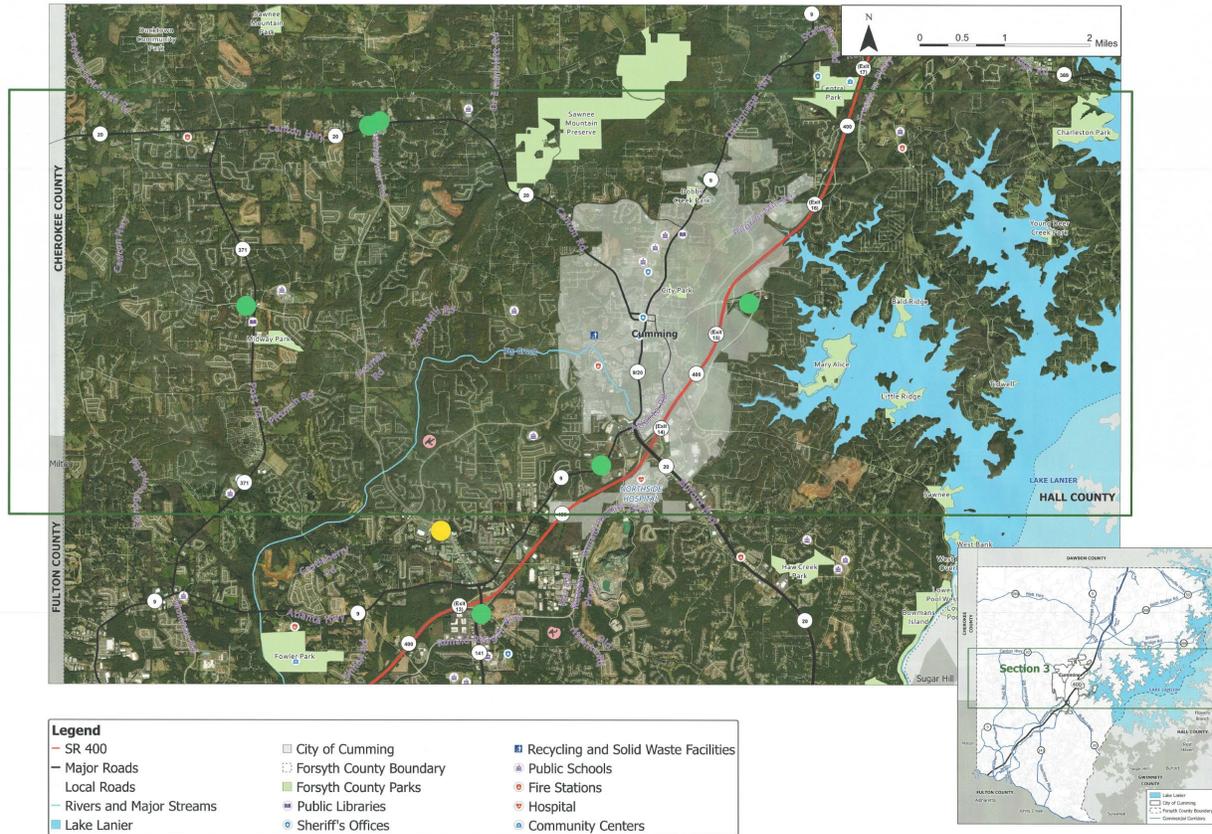


Central Forsyth County Balancing Land Uses Activity

In-Person Meeting 1, Central Forsyth Map



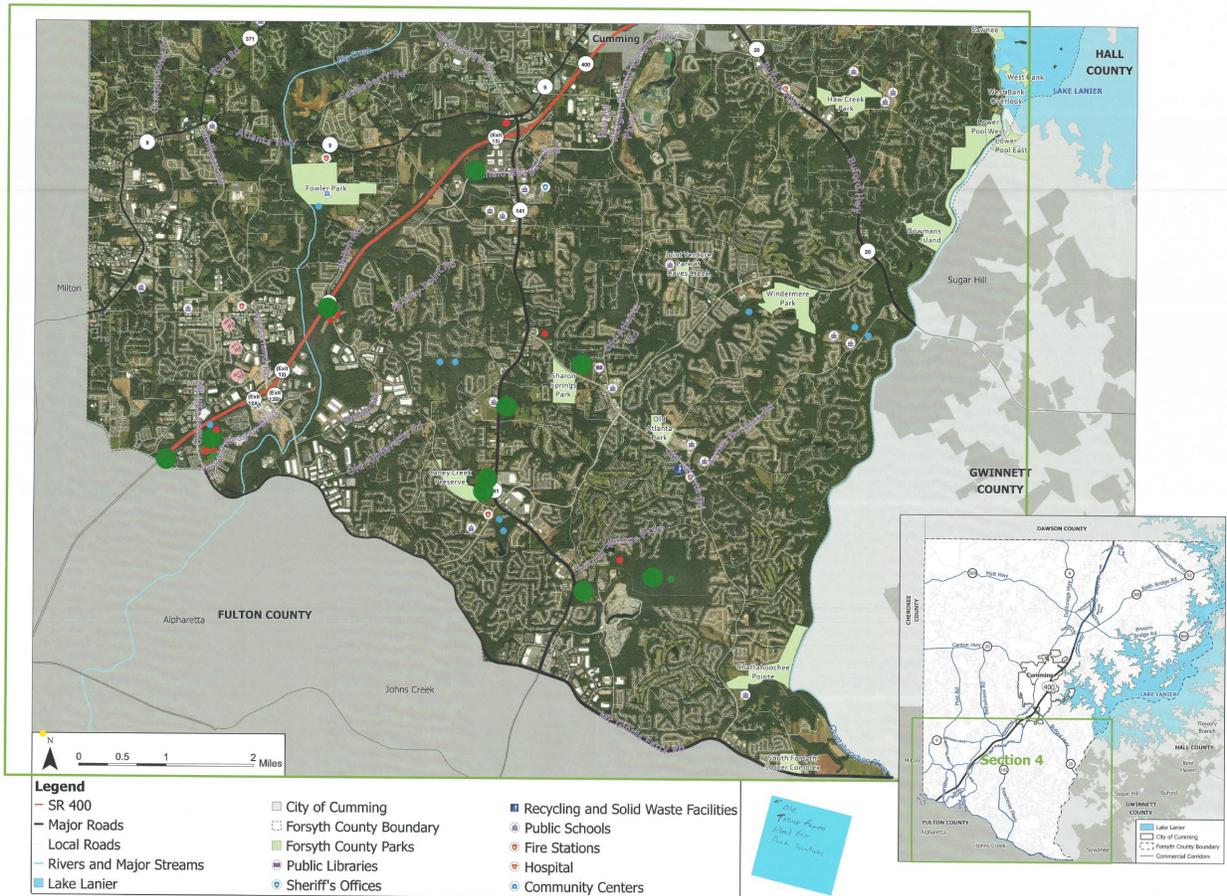
In-Person Meeting 2, Central Forsyth County Map



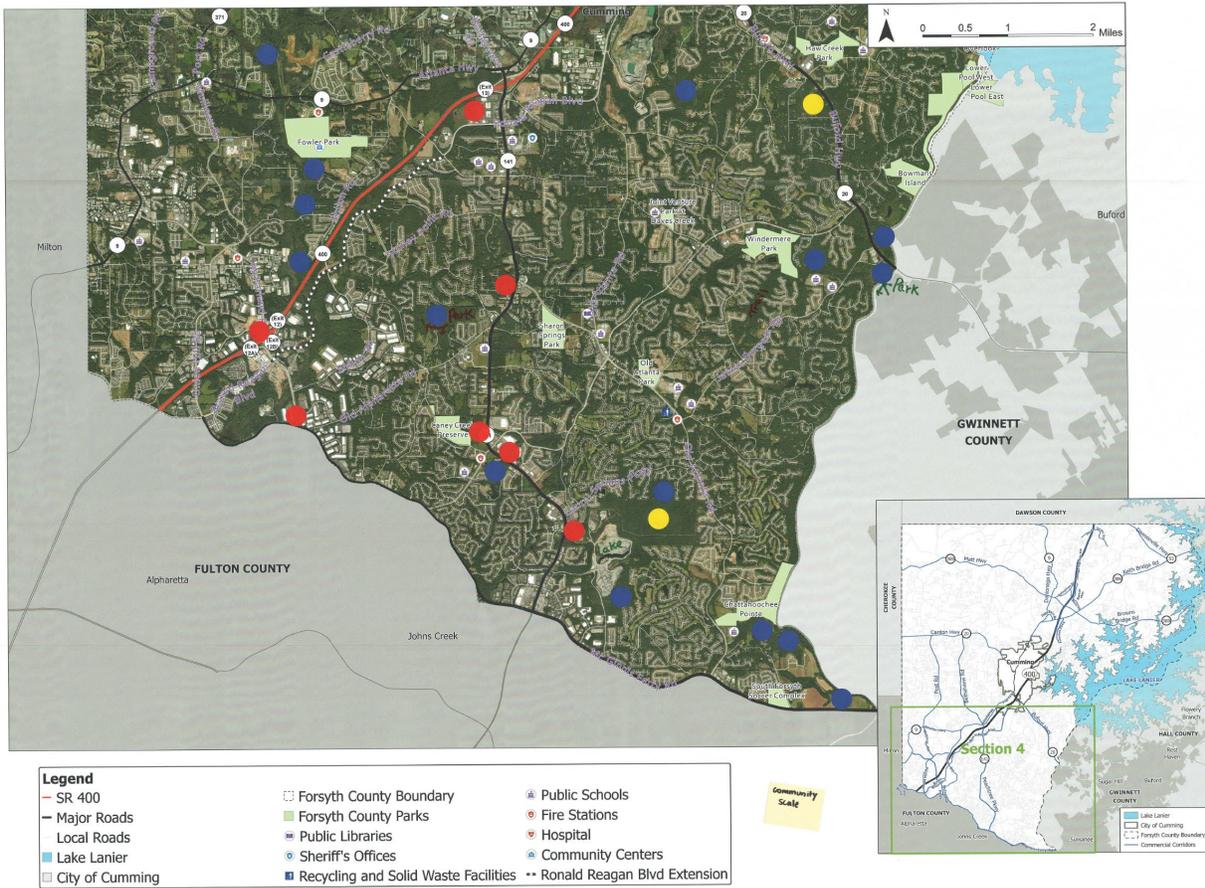
Foster Forsyth 2022 Meeting Series 1 Summary

South Forsyth County Scale Activity

In-Person Meeting 1, South Forsyth County Map



In-Person Meeting 2, South Forsyth County Map



In-Person Meeting 2, South Forsyth County Map

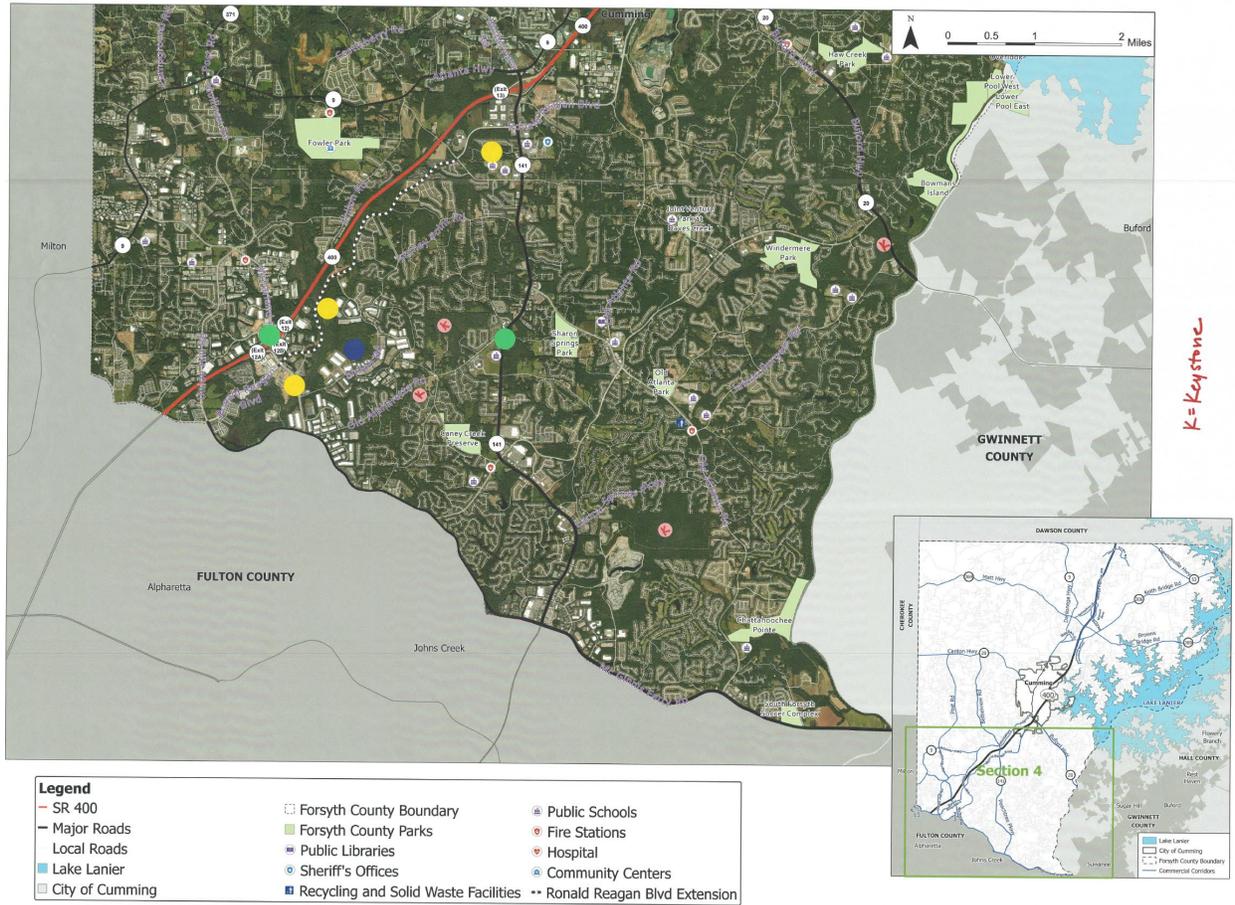


Exhibit C: SurveyMonkey General Comments

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

Please provide any additional comments or input related to Forsyth County's future growth and development.	
1	appreciate being able to input and the difficulty of the job. Infrastructure will never keep up with exploding growth - keep growth controlled and allow for open space.
2	The Kelly Mill Road/Bethelview area has a proposed residential plan that does not adhere to the rest of the community in regards to exterior designs. Additionally a large temple with huge statues, lighting and ceremonies is planned for the area. Kelly Mill Road is only a two lane, curvy road that is predominantly residential. I appreciate their need for a large temple to worship, educate, and grow their attendance, however, a site which allows for their growth and the traffic management would better serve their needs in my humble opinion. PLEASE stop clear cutting our precious resources. Save Forsyth - keep the community character that we fell in love with - thank you.
3	I feel we should severely limit high density housing. Adopting a policy similar to Milton, where new home lots must have a minimum 1 acre would help balance growth while maintaining the rural feel that makes north Forsyth so attractive.
4	Holding December meetings & January online end for these updates decreases community participation.
5	Forsyth puts too much emphasis on controlling residential density. Density is ok with the right planning and infrastructure. Also need to make it easier to open businesses here. Way too much red tape and bureaucracy. It's ridiculous. Local gov't also needs to stop being so reactionary to social media. What's popular isn't always right and what's right isn't always popular. More government isn't always the answer to everything. We live in a free market economy. I think we forget that sometimes.
6	We are losing the rural flavor and appeal of our county! We should look to Milton on how to keep the feel of Forsyth special. Promote local businesses instead of wanting huge national chains. Don't become Cobb county!!!!
7	Please consider the future. Leave some spaces green and improve the climate with responsible growth, higher standards for zoning, and an element of class rather than the rapid tacky growth we've seen in the last 15 years.
8	Do not Gwinnett my Forsyth
9	I am so afraid of apartments being built in massive amounts to where we become another Gwinnett County or worse Dekalb.
10	At the rate building is occurring now, it appears to me that we are going to be choked with traffic and hotter than h*** in the summer because we are cutting down trees as fast as we can. My answers reflect my attitude that we need to slow down and take a look at what is already happening here. You talk about "fostering local connectivity". We are destroying communities that have been here for many many years all along 20. From where I sit, it seems that making money and covering every square inch of ground is the agenda. (I'm also wondering why I couldn't access this page unless I checked "Implementing Regional Transit Funding and Governance.")
11	roads need to be built or expanded BEFORE increased building. Hwy 20 and HWY 369 NEED TO BE AT LEAST 4 LANES before expanding housing and businesses
12	We moved here because of the more rural feel and less concentration of strip malls. Please keep It that way.
13	The development that has happened in Forsyth co., in the last decade have ruined it. We are leaving the co., but when other families who came here to seek a quiet place to raise their families leave, because of said over development, at least you'll understand why. It has been sad to watch Forsyth co. choose tax revenues over residents quality of life.
14	Public transportation needs in outskirts of county need to be addressed. Too many times counties focus near the center without thought to those who are home bound because of lack of access to transportation



Please provide any additional comments or input related to Forsyth County's future growth and development.	
	in areas further away from the center of the county. Bike access to share all main roads are needed too. This was planned 15 years ago through Browns Bridge Road but it has all been focused on the greenway. Thank you.
15	STOP popping up apartment buildings everywhere and improve traffic
16	Knock off the DEI and CRT push in Forsyth schools. Left South Floridamoved here for a reason. You move here....You adjust !!! Respectful community to already everyone. Low crime. Community support to less fortunate. QUIT trying to be Alpharetta/Avalon. My two cents...
17	Thank you
18	Insure roadway capacity meets housing development
19	It is important that Forsyth County includes properties surrounding Ronald Regan Parkway and Georgia 400 in their overall regional plan.
20	Property on the New Ronald Reagan Parkway should be included in the Regional Nodes
21	I lived here for 6 years and find that you approve building before there's infrastructure. It has to stop. New developments should pay a special fee based on their impact.
22	PLACE A MORATORIUM ON ALL APARTMENT/condo developments. Also, STOP clear cutting!
23	No more housing building traffic is so bad and there destroy all the green areas. . NO MORE HOUSING BUILDING NO MORE SUBDIVISION!
24	Drive thru STARBUCKS off exit 16 or 17 of 400!!
25	We just need a better road system or an additional highway altogether. It's just too much traffic for all the growth and we like growth, but the traffic makes us want to move away.
26	Please make highway 9 before Bethelview a 4 lane road and make sidewalks with lights due to increase in traffic from the new technology park.
27	There needs to be a complete STOP to all the building in the county until the infrastructure can be fixed in the county. It really seems to me that the county is more about making money off the citizens vs. making the county work for them. Especially with the land conservation tax exemption being raised from 10acres to 15 acres. Seems to me that the county is trying to run out the small time farm/land owner in favor for small neighborhoods or small commercial developments. I wish i could see more responsible growth instead of the rapid unhandled growth we have now.
28	Substance abuse and addiction is an increasing issue in the region, citizens need affordable treatment options in their community
29	Stop building
30	Please be smarter about residential and small retail growth. Our county is growing at an alarming rate due to constant approvals of new neighborhoods, apartments, etc. Too many strip shopping centers sit partially vacant or filled with the same types of businesses found less than a mile away. Bring some new exciting restaurants not the same old chains.
31	While the greenway and parks are wonderful, the traffic continues to be horrendous in our county. Coming up with more roads to divert traffic rather than adding more people/cars/developments would be wise for the future.
32	I am excited for the new cumming city center. I think this is great for our county. Bring more local restaurants, add more bike lanes to roadways. The greenway is amazing! Love our school system. My biggest concern is managing roadways, traffic and making sure lights are placed appropriately along bethelview, post road etc.
33	Slow down the growth. Quit approving so much additional buildings .
34	Our county has grown at an irresponsible rate. It has to slow.
35	No more subdivisions. Retail only and not car dealerships or storage units. A mixed use water park, baseball fields, basketball courts facility would be awesome. Hopefully it will be available to use at peak times, unlike the old Atlanta rec center.
36	Please quit building high density subdivisions. Need more 1 acre lot subdivisions.

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Please provide any additional comments or input related to Forsyth County's future growth and development.	
37	Traffic and traffic noise has gotten increasingly worse over past 5 years
38	Stop the build of cookie cutter cheap housing...it WILL be slums in 10-15 years. Up the building codes and monitoring....inspectors are not doing their job. Fire Vertical Earth. Demand environmental respect, enforce signage abuse. Require quality landscaping ...not Leyland Cypress. Learn from Alpharetta, who is doing a top notch job of development! FC/Cumming looks cheap compared to Alpharetta and Milton. Lipscomb Law Firm needs to be outed and run out of business.
39	Schools were the reason we chose Forsyth vs Hall Co when moving from Cobb in 2020. The schools still leave much to be desired and may not be able to keep us here. Traffic around marketplace and Hwy 20 is gridlock. Timing of lights and overall flow is a complete mess.
40	Please stop the multiple apartment developments. I realize that the three I am thinking of are within Cumming city limits, but I am expressing my opposition here so that we don't see the same in Forsyth proper. I am fine with Halcyon type (mixed use), but traditional housing only apartments are not appropriate for our community.
41	Stop the runaway development! Too much, too fast, and too disruptive does not improve anything.
42	My single biggest concern is that future development in our region (Vickery) remains low-density outside the district node per the 2017 plan with no or very few variances. Second concern is traffic capacity, which is already a problem. Suburban traffic should be relaxed, but Post and Bethelview are already overloaded at peak times. The county should also consider buying more land for neighborhood public parks before the land gets more expensive. Not every park needs to be large like Fowler.
43	Need more green space
44	Please stop the the sprawl!!! It isn't welcome in the northwest area of the county.
45	Dedicated bus line to ATL and/or North Springs Marta station leaving from the north part of the county would be very useful!
46	Great work so far. Thanks for taking our input
47	Make sure the roadways and intersections are ready for the increased population and traffic before approving any additional building. The Matt Hwy/Bannister Rd/Elmo Road intersection is a nightmare and only getting worse. Exit 14 is a nightmare and only encourages me to NOT shop in Cumming but to head up to Dawsonville.
48	You cannot walk anywhere in this county...a few sidewalks that just take you for a mile or two and that is it...dangerous to walk in most areas by sides of roads
49	Better traffic management, the county is going to grow tremendously in the next 20 years current roads will not be able to handle all of the traffic.
50	More thought should go into clear cutting large swaths of land i.e. Marketplace Blvd near Mary Alice Park, the horrible look of the housing development on Buford Dam (the old golf course). I find it hard to believe that in these large developments the developers are following the tree ordinances and the erosion guidelines. Also, the growth is not keeping pace with roads and infrastructure.
51	School system leadership and staff to reflect diversity growth.
52	We need to slow down the pace of development and ensure when development occurs that it brings quality that enhances our community now and down the road for 15 plus years. We have had some very poor whatever was fast, most profitable and easy (low/poor hanging fruit) decisions made in the past. But with the development of the new 2017 Comprehensive Plan....this was the turning point and a great start to direction with a much better future for those of us who already choose Forsyth County to invest their quality of life for their families. This should be about what our current residents want, for our voices are what really should matter most.
53	Keep Forsyth as an upscale area. Limit apartments, no public transportation from downtown Atlanta, don't ruin Lake Lanier and make it a tourist trap. Keep rural feel in NOFO.
54	Do not let this beautiful county become what Gwinnett and other counties have become. Maintain the clean uncrowded feel of the county.
55	Thank you for this survey and considering the thoughts and feelings of Forsyth County's long-term residents.



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Please provide any additional comments or input related to Forsyth County's future growth and development.	
73	Forsyth County is ugly and run down. Bare, dingy, visually polluted with power lines and weeds. We leave no tree standing. We don't replant what gets torn down. We've never heard of a tree lined street. Our medians scream out we don't deserve nice things. Our creeks and streams are polluted and bleed orange silt. The residential developments look like shoddy camps. Our commercial architecture lacks design and substance. We take surveys and make character plans continuously but nothing changes. We don't even mow or pick up trash. It's embarrassing and depressing to drive back into Forsyth County from surrounding counties and communities (where we spend our money because it's more pleasant). Oh and Peachtree Parkway got turned into a dump when it used to be a nice corridor. There was no reason to do that except that Forsyth County does not like nice things. Had we only known decades ago when we made the decision to move here but hindsight is 20/20. We are getting closer to the senior school tax exemption. At least when that happens there will be something to appreciate about living in a dump with no identity.
74	Please invest in the aesthetics retail/family use in downtown Cumming to give our county a city center and amenities around it we as residents can be proud of, instead of the court house and jail that was added (eye sore). If we don't, our residents money will go elsewhere as it has for the last 15 years I've lived here. Enough is enough, invest in the aesthetics around the new city center and give us a county we are proud of!
75	I have been a part of Forsyth county since the early 90's. The main issue I have is the roads not being updated or expanded before expanding the population.
76	We need another exit off 400 for west forsyth More then one lane on 20 More street lights and cameras Less storage units car dealers car wash Fix broken house and trailers
77	We need to implement lot requirements for homes to keep green space. We should require .75 to 1 acre for single family homes that are being built. Otherwise, our community will turn into Gwinnett.
78	The majority of people that live in Forsyth county DOES NOT WANT high density residential in our county. Stop approving high density residential in our county.
79	400 traffic is a noightmare. Way behind in 369 interchange project and traffic will bottleneck at Martin and Settingdown. Need six land highwat all way to Dawsonville
80	I moved to Forsyth county for the excellent school system, which I work in and my children attend, and the community feeling. After five years of living here I have seen the area grow so much that the infastructure can't keep up! Roads are congested and schools are overflowing. Growth is great! I do wish the county would consider the rate they are approving more homes, apartments, townhomes, dealerships, etc to be build and ask can the school system keep up with the rate of growth. New schools are being built, but not as fast as new homes/townhomes/apartments are. Sheriff Freeman And his team do an excellent job at protecting our county, but with all this growth has a study been done that looks at if this effects crime in our area? Forsyth county is a great place for families! I just want to make sure people are not looking at how much the money the county can make and instead keep our area safe and family friendly. We do not need to approve the development of every neighborhood. There are reasons people move to the north side of the county, they want a smaller town/more room feeling where as the south end of the county it is more developed. Please keep in mind that growing is great, but is it worth the cost of traffic congestion, overfilled schools, and safety issues?



Please provide any additional comments or input related to Forsyth County's future growth and development.	
81	I absolutely love living in Forsyth County and the community of people who call it home. My biggest complaint within Forsyth County is the lack of really anything other than residential homes for entertainment, with the exception of a few hiking trails and the recreation center. I find myself going to Alpharetta and Atlanta for many forms of entertainment, and believe Forsyth County could do more to expand on shopping, dining and outdoor entertainment. We have a lack of higher end stores and dining comparable to Avalon. My hope is the City Center will bring more comparable stores to Forsyth County. I would like to see more bike and hiking trails and receive better communication in regards to updates on the Big Creek Greenway expansion and other like projects. I believe Halcyon is a good start to many of my complaints but it is still lacking in variety of stores and dining options. We need less specialty stores in these retail/shopping centers and need to entice well known retailers to open locations here.
82	Live and work in City Limits with 5 children, ranging from 7 months to 10 years old. Would like better access to intracounty transit system to popular county destinations
83	Add optional traffic patterns and increase road connections
84	Please stop building townhouses and homes that are small and on the lower price point. It'll only make the county look sloppy and disproportionate!!
85	Stop the growth!!! You are ruining the county! Clear cutting is a damage to the beauty of the county and the wildlife.
86	Your survey on the nodes needs work. The initial questions did not allow participants to differentiate priorities within the various regional, community and neighborhood nodes. Also, the "regional" nodes were not explicitly identified -- although with only one community and one neighborhood node identified, by process of elimination I guess we were to assume the rest were regional.
87	We need to dramatically increase our non-residential tax base in the county to create jobs. In order to make this happen, we need to carve out new and potentially large areas for future commercial development. Feel like we're not asking the right questions in these surveys. We should be asking the community where new commercial/office/industrial needs to be, not where car washes go.
88	Try to slow development in rural areas and focus on smarter developments in already developed areas. Apartments near city center and better roads
89	Better roads and maintenance of roads. Monitoring traffic intersections to ease congestion during peak travel times.
90	Forsyth should follow the same plan Milton/Alpharetta have implemented. They are very intentional about offering the highest quality environment for our residents and businesses.
91	Please do not put more high density housing south of 20 - it's so crowded already.
92	The residential density goal should be R2R for a few years. MPD has been too widely and incorrectly used at the allowance of our commissioners. They are negatively impacting why many of us moved here.
93	We can provide all sorts of answers and feedback. We can have a wonderful vision. However, reality always slaps those of us that pay attention in the face when a developer comes in and asks for the highest density possible and a million variances " due to the shape of the property" and them wanting to get the most money out of the property that they possibly can. These folks know the developer-friendly attorneys to hire, too. So, we envision great changes, but we get townhomes that sit right along roads w/ no backyards b/c that developer wanted to squeeze in a few more buildings onto the property .
94	Forsyth County needs to ensure that infrastructure keeps up with the growth of the county. In addition, the county needs to maintain and grow greenspaces and the natural areas of the county.
95	I understand that growth is inevitable, and there is no way around it. However, we would really like to not see what happened to the agriculture community in South Forsyth happen to the few of us still left in North Forsyth. Your community of farmers are all original families from Forsyth County that have helped it grow into what it is today, and one by one they are being pushed out and having to sell. We are already starting to see the repercussions of this now. The number of larger pastures are starting to dwindle, we can no longer own as many cattle, we are losing hay fields to feed our cattle, and to sell to others. We recently had a son who we hope to see grow into the farmer just like his great great grandfather, great grandfather, grandfather, and father, but it isn't looking like we are going to be able to continue that in Forsyth County. It seems as though the County does not put enough emphasis or care as much about the farms in our county

Foster Forsyth 2022
Meeting Series 1 Summary

Please provide any additional comments or input related to Forsyth County's future growth and development.	
	<p>as they do large mixed-use developments, and 550K lake subdivisions. I understand that those developments bring in more money to the County, but who feeds our families?</p> <p>Not even to mention the infrastructure that is being neglected. We put in all of these subdivisions, all of these schools, but we fail to figure out how we're going to get all of these people on the roads. Have you tried driving down 306 or 369 at 5 in the evening? Or how about 306 at Jot Em Down on a school morning? But yet we can build more subdivisions on Waldrip and Wallace Wood to just add to the number of vehicles when it's already a mess.</p> <p>Maybe we start trying to care more about the people who are already here, and who have been a part of Forsyth County for their whole lives instead of trying to get more people to move in.</p>
96	Development can't continue at this pace. Infrastructure doesn't support. Character of the area has changed significantly since I moved here 11 years ago.
97	Environmental and ecological impacts need to be considered. We need to act locally on these issues. Avoid development in environmentally sensitive areas.
98	Forsyth County needs to do a better job at ensuring that development is at a reasonable and manageable pace in order to maintain it's beauty. Rapid pace mixed use developments and overpopulated residential development with 0 lot lines will only destroy the county at a faster pace than necessary.
99	It is important to slow the growth and allow infrastructure to catch up. In addition, as the county has added more homes/families other items must be addressed outside of basic infrastructure- park and rec, economic stability of pandemic, vacant commercial property, social services for the community, etc.
100	Leave some natural tracks for people to enjoy hiking. Don't waste money on concrete path in hiking trails.
101	More public transportation options and restaurants
102	The quality of life in Forsyth has diminished significantly. Traffic is ridiculous, road projects have started but now stopped. This leaves Coal Mtn. Looking like trash.
103	Please work on a traffic plan for 400 north. Exit 16 - 18 the rush hour traffic is not sustainable. Thank you for your hard work.
104	Slow down some of the growth. Try to keep the rural areas more rural. People live there for a reason and don't want to be crowded. Look at what Milton has done to maintain space but keep tax money higher by attracting buyers and builders with higher budgets.
105	There needs to be better coordination and collaboration with the City of Cumming. The City is annexing areas and ignoring development plans both their own and regional partners. Without their cooperation, plans quickly fall apart.
106	Northern Forsyth should develop more like Milton. Town centers are a good idea that gives people a place to spend the day shopping, eating or hanging out. Downtown Alpharetta is a model to look at. Landscape/trees on parkways go a long way to beautify a town. We need to attract more tech business. Alpharetta has tech Alpharetta. Do we have tech Forsyth? Industrial use should be off 400 above 369. Less renters. More ranch homes needed. More green space for community gathering and hang outs. Less chain restaurants. Need character and uniqueness. Maintain quality schools. Need a way around downtown cumming.
107	I grew up in Forsyth. I currently live in Ducktown just over the Cherokee line. I do everything in Forsyth: church, shop, hike, eat, some work as I am selfemployed, volunteer with KFCB, Scouts BSA, my sons sports program (hybrid school), etc... Please stop destroying the land and stop building. I could not afford to live in Forsyth County due to high cost of rent and and forget buying a house. Sad that many have moved due to cost of housing and/or can't stand that it is no longer the county they grew up in. So much growth. Traffic is crazy. Drive down a road you travel frequently and can't recognize where you are due to the growth. Not everyone likes living in a huge house with no property. Whatever happened to a 3/2 with 1-5 acres?! The way the old neighborhoods are designed. Ugh!
108	TEST
109	Stop development of cluster homes, Condo's, and apartment complexes. Allow only single family homes on a minimum of 1 acre. I vote in all elections and plan on making a change in leadership in November.



Please provide any additional comments or input related to Forsyth County's future growth and development.	
110	I wish plans for growth in Forsyth County included the implementation of renewable energy sources, sustainable living practices, better waste management and recycling options, and the development of jobs in green technology.
111	We need to help with the lack of help for special needs adults
112	When planning developments, there ought to be more than one or two access roads. Main roads are clogged because of few tertiary roads as options. Subdivisions should connect to each other instead of having to go out to a main road to basically go next door.
113	Need more emphasis on sustainability and the oncoming green revolution. Need more deployment of solar and non-emitting fuel sources. Eliminate HOA prohibitions of rooftop solar.
114	Too much development, too fast, this is not sustainable. Our national forest is taken down by the minute. We are loosing green spaces and open areas. Traffic is increasing, including on residential roads that are hilly and curvy, with little visibility, when schools are located, putting in danger the safety of our children. All this affects our quality of life and even our property value. There is no vision for Forsyth County, no clear identity for the county. The beautiful natural look of the county that made us buy our property and house here in FC is gone. We are thinking of selling our house and leaving the county because of too much development, too quick, and we do not identify ourselves in what we see growing left and right in the county. There is no culture and no real inclination to preserve natural resources, parks and wooded areas. We had an opportunity to make FC a very unique and special case but we missed that opportunity. And this is very unfortunate.
115	Please consider governance and promotion of alternative energy, especially solar. Young professional people who might want to settle in Forsyth think that sustainability is important and this goes hand in hand with a focus on high-tech. Please see this link for ideas in this area - https://solsmart.org/solar-energy-a-toolkit-for-local-governments/planning-zoning-development/
116	Slow down All development. Just because it can be done doesn't mean it should be done. (\$) Especially residential development. Concentrate more on quality development rather than quantity. Maintain higher end residential. Concentrate on saving natural areas and increasing environmental protection before it is gone in favor of economic development. The county is the richest in GA, we shouldn't have to bend over backwards to entice development here. We need more restrictions on large developments, not less. More like Milton, less like Gwinnett. Mixed Use should require an increased commercial element and mandate that it be completed before residential construction begins. Promote independent restaurants in South Forsyth 141 corridor. Reduce high density residential. (FC residents want this, but it continues to happen to please developers and create more (unnecessary) tax revenue. Eliminate the increased annexation of the City of Cumming. Thanks for this forum.
117	Forsyth County is becoming OVER DEVELOPED and in danger if loosing its beauty and charm. There is no second thought in building on a postage size piece of land, or buildings being built right up against roadways or everything being crammed right off an exitway causing MAJOR traffic problems. Hwy. 20 off 400 is a perfect example and yet they are building more things right off the exit. Come on now!

Exhibit D: Webform Comments

	Received	Message
1	12/17/2021	The initial survey for needs and opportunities was poorly constructed. All questions were phrased to promote 'Yes' answers. 'Do you think air is vital to our community?' Yes or No. It will create a positive feedback loop to allow the planners to do what they want to do and not actually receive feedback from the community.
2	12/27/2021	I think moving forward Forsyth County should focus on the following. Providing more dense housing in already developed areas. Providing roads to accommodate. Maintaining the forests and green space we already have. Slowing development near lake lanier and sawnee mountain and providing more parks and green space near these areas
3	12/28/2021	Hi, Forsyth County needs to stop approving high density residential. The people of this county DOES NOT want high density residential in our county. Thank you.
4	1/6/2021	Keep the growth limited to larger lots & I think we have enough retirement homes ... stop letting investors buy up houses & rent them out ... no public transportation...



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Meeting Series 2 Input Summary

I. INTRODUCTION

The second round of public participation for Foster Forsyth 2022 took place from February 23, 2022, through March 18, 2022. Meeting Series 2 input included an online input window that offered the same information and opportunities to provide feedback as the series of three live meetings. This summary document provides an overview of input opportunities and who participated as well as highlights from input collected. Additional documentation of public comments is provided in attached exhibits, beginning on page 19.

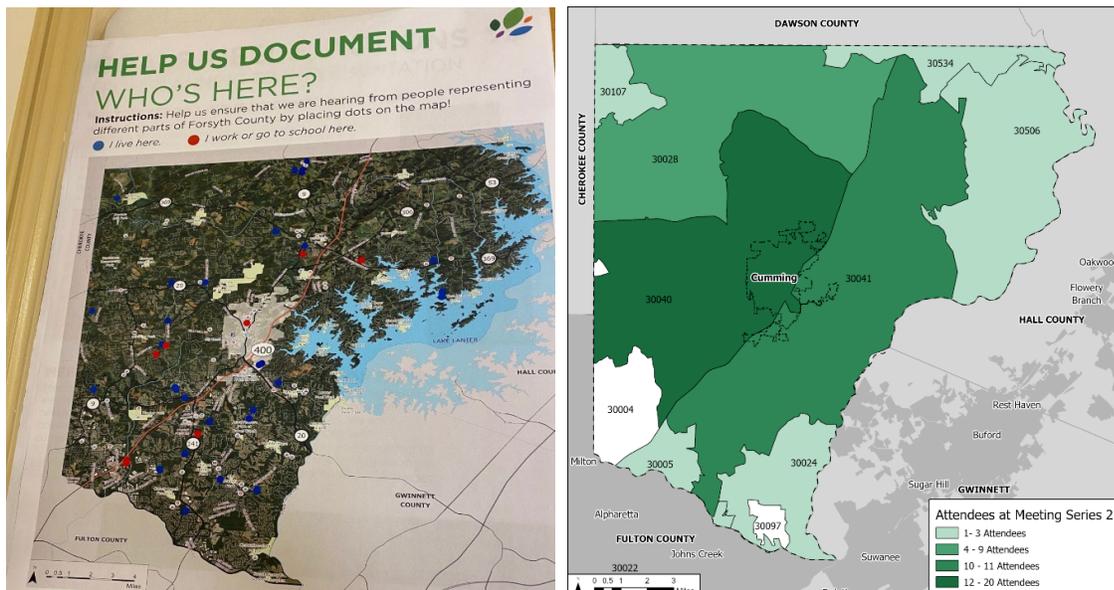
II. MEETING SERIES 2 OVERVIEW

Meeting Series 2 offered an opportunity for the public to learn about the plan’s progress and review findings from Meeting Series 1. The planning team also collected feedback on potential adjustments to the County’s future land use policy and gathered input on action items to address priority needs and opportunities for the next five years. **Table 1 summarizes** live input opportunities. An additional online input period allowed community members to participate on their own timeline between March 4 and 18, 2022.

Table 1. Dates, Format, and Attendance

Date (2022)	Format	Location	Number of Participants
February 23, 6 - 8 p.m.	In-Person	Fowler Park Community Room	17
March 1, 6 - 8 p.m.	In-Person	Central Park Banquet Room	20
March 2, 6 - 7:15 p.m.	Virtual	Zoom	3
March 4 (8am) to March 18 (5pm)	Web	Website-based input tools	39

Figures 1 and 2. Where do you live and work? Geographic Depiction of Participants by Residential Zip



Overview of In-Person Meetings

The first two public meetings were held in-person at locations in the southern and central areas of the county, the Fowler Park Community Room and the Central Park Banquet Room, respectively. Meetings were held at two different locations to encourage broader participation.

Agenda

- 6:00 Welcome! Sign-in and Plan Orientation
Sign-in, Materials Review, & Input Activities
- 6:15 Presentation: Planning for Implementation
Planning Process Overview, Incorporating Community Input, and Today's Goals & Activities
- 6:30 Input Areas: Character Areas, Commercial Corridors, and Action Items
Please take your time to visit all input areas. Each area asks for feedback about a different implementation focus of the plan update. You may also share other ideas, hopes, and concerns for each topic area and the project team will help document your input.
- 8:00 Adjourn

Overview of Virtual Meeting

The third public meeting invited community members to join a 75-minute meeting via Zoom. Participants did not have to register in advance, so it was easy to join simply by clicking the Zoom meeting link.

The virtual meeting began with an overview presentation that expanded upon the in-person presentation, including a quick Zoom-based participant poll. Following the presentation, the planning team introduced the online input tools, including two web-based community questionnaires, one addressing land use policies and one asking about priority actions, and an online map review activity, specifically asking about potential boundary changes to two character areas. For the remainder of the meeting, the planning invited participants to provide input via online tools and ask any questions to the planning team. Only three people attended the virtual meeting, and there were no questions.

Overview of Online Input Period

The online input period formally launched following the live Zoom meeting, on March 4, 2022, at 8am, and closed on March 18, 2022, at 5pm. On the project's interactive website (www.fosterforsyth2022.com), a new "Provide Input" webpage was published, and a banner along the top of the website encouraged users to "Provide input online!" with a button that links to the "Provide Input" webpage.

The "Provide Input" webpage outlined the following process for online participation:

1. **Watch Overview Presentation:** The recorded presentation from the March 2, 2022, Zoom meeting was posted to provide important background information.
2. **Review Plan Background Boards:** The nine poster boards from the in-person meetings were posted as images in a format that allows users to move from one board to the next at their own pace.

Foster Forsyth 2022
Meeting Series 2 Input Summary

3. **Provide Input on Priority Actions:** A button linked the user to an external web-based input form hosted on SurveyMonkey. See *Section II: Public Input Summary* and *Exhibit A*.
4. **Help us Refine the Community Character Map:** A button linked the user to an external web-based mapping activity hosted on Social Pinpoint. See *Section II: Public Input Summary*.
5. **Provide Input on Land Use Policies:** A button linked the user to an external web-based input form hosted on SurveyMonkey. See *Section II: Public Input Summary* and *Exhibit C*.
6. **Have Additional Questions or Comments?** A comment form allowed users to submit any questions or comments about the planning process or the Comprehensive Plan itself.

Over the 15-day input period, 39 participants provided at least one response to one of the three input exercises found on the project website.



Community members participate in meetings at Central Park (left) and Fowler Park (right)



III. INPUT SUMMARY

During Meeting Series 2 input events, community members provided feedback via the following two activities, each of which is summarized on the pages that follow.

- Priority Actions Feedback Activity
- Land Use Feedback Activities

Additionally, **Exhibit G** documents general comments received via comment forms at in-person meetings, and **Exhibit H** documents email and Webform comments received during the Meeting Series 2 input period.

Priority Actions Feedback Activity

Community members reviewed and provided feedback on whether they agreed or disagreed with each draft action. Each draft action addresses a priority need or opportunity for the County’s future development, identified through community input activities carried out earlier in the planning process. Community members used dots at in-person events and an online questionnaire, for web-based input, to indicate agreement with or opposition to each action. **Table 2** provides a summary of the total percentage of people that agreed with each action, including both in-person and web-based feedback. **Exhibits A through F**, at the end of this summary, document additional comments or action items provided by community members via the online questionnaire or via sticky notes at in-person meetings.

*Table 2. Summary Input from Priority Actions Agree/Disagree Activity**

Needs/Opportunities	Actions	Percent Agree
Goal: Invest in Our Quality of Life		
Attract more cultural and entertainment uses.	Continue investment in parks by implementing the Forsyth County Parks and Recreation Master Plan.	81%
Address gap in housing for disabled populations.	Conduct analysis of potential barriers to developing housing to meet needs of disabled populations.	50%
Address gap in housing for disabled populations.	Evaluate and revise zoning districts, as appropriate, to allow for housing to support disabled population needs.	69%
Manage traffic congestion, safety, and access on major roads.	Complete update to and implement Forsyth County Comprehensive Transportation Plan.	92%
Manage traffic congestion, safety, and access on major roads.	Review access management regulations in Unified Development Code to determine if improvements may be needed.	85%
Facilitate broadband access across the county.	Take steps to become a Broadband Ready Community (Georgia Department of Community Affairs designation).	73%
Goal: Enhance Community Character		
Facilitate mixed-use development in appropriate locations.	Activate MRD specialty district through adoption of Comprehensive Plan Update. <i>Character Area policies will designate appropriate locations for MRD zoning.</i>	44%

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Needs/Opportunities	Actions	Percent Agree
Create strategy and policies for commercial corridors.	Complete corridor study for Ronald Reagan Parkway to establish vision and action items to accommodate corridor goals.	83%
Limit future vehicular uses to appropriate settings (sales dealerships, rental establishments, car washes, vehicle service and repair businesses, collision centers, and fuel stations).	Develop design standards for vehicular uses to better integrate into the community.	74%
Limit future vehicular uses to appropriate settings (sales dealerships, rental establishments, car washes, vehicle service and repair businesses, collision centers, and fuel stations).	Revisit definition and standards for vehicular uses in zoning code to better define each.	76%
Limit future storage facilities to appropriate settings (storage facilities, open air businesses, and open storage yards).	Develop design standards for storage facilities to better integrate into the community.	77%
Limit future storage facilities to appropriate settings (storage facilities, open air businesses, and open storage yards).	Revisit definition and standards for storage facilities in zoning code to better define each.	69%
Introduce branding features at key locations.	Implement recommendations of the South Forsyth Branding Initiative at entry points into the County and major activity nodes.	55%
Introduce branding features at key locations.	Complete an evaluation of gateway branding opportunities. Include a strategy and implementation plan.	57%
Goal: Facilitate Job Opportunities		
Continue diversifying the tax base.	Work closely with the Chamber to implement catalyst projects and minimize land use barriers.	46%
Bring job opportunities that are attractive to young professionals.	Accommodate rental housing in regional nodes to meet housing needs of young professionals.	42%
Promote growth in the technology industry.	Research site characteristics of recent technology firms' corporate development projects.	74%
Promote growth in the technology industry.	Implement policy tools to incentivize and facilitate growth in this sector.	75%
Align economic development target areas with land use policy.	Continue to invest in broadband to facilitate high-tech business attraction.	66%
Align economic development target areas with land use policy.	Pursue the Broadband Ready Site Designation from the Georgia Department of Economic Development.	64%
Goal: Maintain and Expand Greenspace		
Protect key environmental assets through land use policies, programs, and conservation investments.	Study the ecological value of undeveloped lands in Forsyth County and establish County position and role in facilitating protection of these assets.	89%



Needs/Opportunities	Actions	Percent Agree
Protect key environmental assets through land use policies, programs, and conservation investments.	Seek creative funding sources for land conservation, such as new programs through the USDA Natural Resources Conservation Service.	85%
Protect key environmental assets through land use policies, programs, and conservation investments.	Incentivize private landowners to conserve land. Encourage landowners to pursue designation from the Georgia Forest Stewardship program.	82%
Encourage developers to build pocket parks and incorporate accessible open space.	Evaluate open space requirements in the Unified Development Code for adequacy of open space requirements and incentives.	82%
Goal: Improve Mobility		
As new development occurs, encourage strategic connections to other developments, trails, and roadways	Improve access to Lake Lanier and the Chattahoochee River. Explore funding options with the Georgia Department of Natural Resources (e.g., Recreational Trails Program, Georgia Outdoor Stewardship Program).	80%
Improve bicycle and pedestrian connectivity within the county.	Review Unified Development Code to ensure non-vehicular connectivity is adequately required and incentivized for private development.	75%
Goal: Expand Infrastructure		
Align sewer expansion plans with the economic development strategy.	Update the Forsyth County Economic Development Strategic Plan. Align Plan with sewer and water expansion plan.	69%
Align sewer expansion plans with the economic development strategy.	Coordinate with the Chamber to attract developers to areas where infrastructure is soon to be available. <i>*Note: This action item was omitted from the online input form in error.</i>	50%
Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.	Evaluate development review process and revise appropriately to ensure that availability of public facilities is taken into account.	90%
Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly.	Research development management tools needed to control the pace of development in areas that are rapidly growing.	87%

* The percentages in Table 2 are aggregated from the in-person input boards and the online input form.

Land Use Feedback Activities

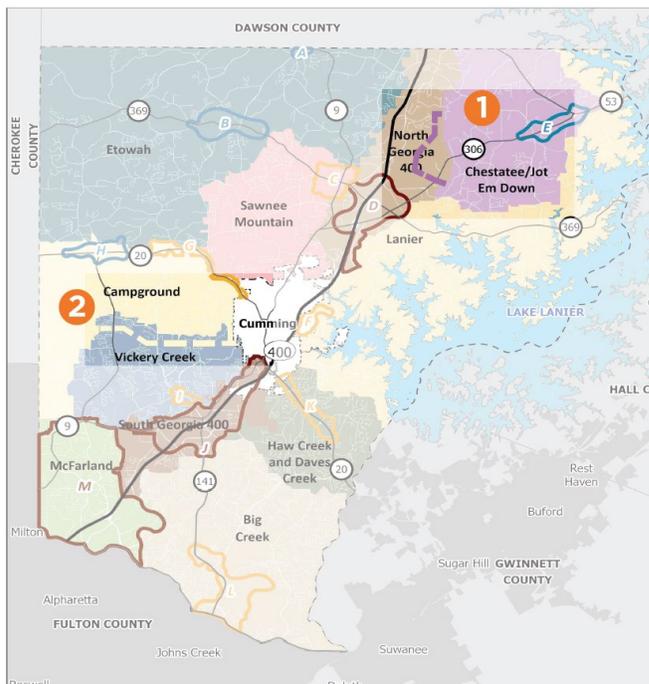
INTRODUCTION

Meeting Series 2 land use feedback activities focused on gathering feedback on the proposed changes within each of the eleven community character areas that form the foundation of the Community Character Map (**Figure 3**). Because expanded commercial corridor polices are a new feature of the 2022 Foster Forsyth Comprehensive Plan Update, it is important that the planning team gather feedback on the proposed policies. Additionally, the planning team asked for feedback on two community character area boundary changes: 1) Campground Character Area and 2) Chestatee/Jot Em Down Character Area.

Respondents who attended the in-person meeting placed green (agree), yellow (no opinion/neutral), or red (disagree) stickers next to each policy. They also voted agree/neutral/disagree on the proposed boundary changes. Meeting attendees with specific comments wrote them on sticky notes and placed them next to the associated boundary change or policy. The consultant team provided an online survey via Survey Monkey (corridor policies) and an online mapping tool via Social Pinpoint (proposed boundary changes) for those who could not attend the in-person meeting.

The tables for each character area that follow are aggregates of the online and in-person feedback, and the percentage shown is the percent of the total responses for that policy or boundary change. One theme noted in this feedback is that when a node is named in the policy, there is often a higher percentage of disagreement. It could be that the community does not support these nodes generally, or, more likely, the public needs more education on the uses and housing types permitted in these areas.

*Figure 3. Character Area Reference Map Provided for Land Use Feedback Activities**



* Numbers indicate proposed character area boundary adjustments.



FEEDBACK SUMMARIES BY CHARACTER AREA

Vickery Creek

	Agree	Neutral	Disagree
Commercial development should be concentrated within the Castleberry / Bethelview Community Node to allow much of the land beyond the node to remain at the natural scale.	79%	16%	5%
Development within the Castleberry/Bethelview Community Node should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.	82%	17%	0%
Much of the corridors outside of the Community Node should be sparsely developed, or left to agriculture, agritourism, conservation, and very low-density housing.	70%	25%	5%
Sites should be designed to conform with the natural vegetation, landforms, and topography.	81%	19%	0%
Sites should be designed to minimize impacts of light and noise.	81%	17%	5%
Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.	80%	15%	5%
Sites should be designed to minimize grading.	83%	17%	0%
The Mixed Residential District (MRD zoning district) may be appropriate in the southern portion of the Vickery Creek Community Character Area - closer to Atlanta Highway / SR 9. This may encourage a gradual increase in density and development as the transition between the Vickery Creek and South GA 400 Character Areas occur.	47%	26%	26%
Vehicle-related businesses and storage facilities are not appropriate within the Vickery Creek Community Character Area due to the desire to maintain the natural character.	85%	10%	5%

Respondents generally supported the proposed commercial corridor policies within the Vickery Creek Community Character Area, except for the policy addressing the MRD zoning district. The MRD zoning district (as adopted by the County) allows up to 6 units per acre, and permits single-family detached, single-family attached, and multi-family housing products. Not all those uses may be appropriate in the southern portion of the Vickery Creek node. The responses received on this policy further solidifies the desire to maintain natural character in this area. Respondents agreed that vehicle-related uses are not appropriate in the character area and that development with the community node should be no more than one to two stories.

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McFarland

	Agree	Neutral	Disagree
Gradual transitions from commercial and mixed-use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development.	74%	15%	12%
Development should support a more intense and active environment. This category includes traditional centers (typically 1-3 story buildings with accommodations for bicyclists and pedestrians) and more intense, regional commercial destinations (typically over 3 story buildings that attract visitors from outside the immediate community).	50%	16%	34%
Facilitate higher densities and mix of uses to promote sustainable development and support the addition of expanded transportation options such as multi-use trails and sidewalks.	54%	18%	29%
Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter parcel connectivity within commercial development.	68%	13%	20%
Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial and light industrial use.	68%	29%	3%
Creating a sense of place within a town center development should be prioritized.	72%	19%	8%
Developments should be designed to prioritize parking being placed behind buildings that front streets.	67%	21%	12%
New commercial development should be built at a human scale, prioritizing pedestrian use over automotive amenities.	43%	29%	29%
Vehicle-related businesses are not appropriate on commercial corridors in the McFarland Character Area, except along corridors adjacent to GA 400.	49%	26%	26%

The proposed commercial corridor policies within the McFarland Character Area had varied levels of agreement and disagreement, more so than other character areas. These responses demonstrate how the public views the McFarland Character Area and the McFarland Regional Node and that there needs to be further review of the policies and node boundaries. Because the McFarland node is in south Forsyth where there has been and will continue to be commercial development, there is a need to plan for future changes. The responses from the public do not seem to heavily support policies addressing more intense development or pedestrian-oriented development.

The northern portion of the character area abuts the Vickery Creek and Campground character areas, which the public has communicated a desire to keep rural and natural in scale. This may require that this portion of the McFarland character area allow for transitional development where it abuts other character areas.



GA 400 South

	Agree	Neutral	Disagree
Development along commercial corridors within the South GA 400/Highway 141 Regional Node should support a more intense and active environment, typically 1-3 story buildings with accommodations for bicyclists and pedestrians, and more intense, regional commercial destinations, typically over 3-story buildings that attract visitors from outside the immediate community.	50%	21%	29%
The Mixed-Use Center District (MCD zoning district) is appropriate within the Regional Node except along corridors adjacent to GA 400.	48%	19%	33%
Facilitate higher densities and mix of uses to promote sustainable development and support the addition of expanded transportation options such as multi-use trails and sidewalks.	53%	33 %	13%
Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter parcel connectivity within commercial development.	75%	21%	4%
Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial use. Structured parking should be required in a town center development.	71%	29%	0%
Creating a sense of place within a town center development should be prioritized.	68%	24%	8%
Developments should be designed to prioritize parking being placed behind buildings that front streets.	61%	30%	9%
Vehicle-related businesses, such as car dealerships and enclosed repair facilities with no outdoor storage, should not be permitted, except along corridors adjacent to GA 400.	58%	29%	13%

The responses received on the commercial corridor policies within the South GA 400 Character Area further supported the community’s desire to have both the suburban and town center community scales, as described in **Exhibit I**, in this area. Some disagreement exists on what type of development is appropriate, including limited consensus on the MCD zoning district, and the appropriate height for future development.

Big Creek

	Agree	Neutral	Disagree
Development along most corridors should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.	84%	8%	8%
Medium-intensity commercial and residential mixed-use developments should be placed along major roads within the Peachtree Parkway Community Node (including 1-3 story buildings with accommodations for bicyclists and pedestrians).	67%	10%	24%
New commercial development should be built at a human scale, prioritizing pedestrian use over automotive amenities.	52%	28%	20%
Prevent scattered, strip commercial development by focusing on high quality urban design including placemaking, public and open space, and inter parcel connectivity within commercial development.	89%	4%	7%
Shared parking and structured parking are to be encouraged instead of large, surface parking lots for each commercial or office use.	73%	27%	0%
Vehicle-related businesses, unless fully enclosed, are not appropriate within the Big Creek Community Character Area.	80%	5%	15%
The Mixed-Use Center District (MCD zoning district) is appropriate within the Peachtree Parkway Community Node to encourage compact mixed-use development.	46%	25%	29%

The two policies that roughly a quarter of the participants disagreed with within the Big Creek Character Area are related to mixed-use development. Additional in-person comments called out the saturation of residential development in this part of the county and noted that the planning team should consider low density residential and more parks and greenspace. The policies with the highest level of agreement reflect the community’s desire to have high quality commercial development in this area of the county, while maintaining the natural scale outside of the Peachtree Parkway Regional Node.



Haw Creek and Daves Creek

	Agree	Neutral	Disagree
Development along Buford Highway within the Haw Creek Community Node should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car; however, walkable and bike-friendly connections to nearby neighborhoods should be promoted.	78%	22%	0%
The portion of Buford Highway outside of the Haw Creek Community Node should be sparsely developed, primarily with large-lot residences and scattered commercial areas.	60 %	36%	4%
Development should be designed to fit into the existing character of the area.	92%	8%	0%
Sites should be designed to minimize impacts of light and noise.	84%	16%	0%
Sites should be designed to minimize grading.	88%	12%	0%
Sites should be designed to conform with the natural vegetation, landforms, and topography.	86%	14%	0%
The Mixed Residential District (MRD zoning district) is appropriate within the Haw Creek Community Node near key intersections to encourage various housing types.	52%	19%	30%
Vehicle-related businesses are not appropriate within the Haw Creek and Daves Creek Community Character Area due to the desire to maintain the natural character of the Community Node.	62%	15%	23%

The public input shows that the MRD zoning district may not be appropriate in the Haw Creek and Daves Creek Character Area. Although most respondents agreed with this policy, over 20 percent did not, reflecting concerns about allowing various housing types in and near the Haw Creek Community Node. Additionally, while most participants agreed that vehicle-related uses are not appropriate in this character area, over 20 percent disagreed, suggesting that community members may support certain types of vehicle-related businesses.

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Lanier

	Agree	Neutral	Disagree
Commercial and mixed-use development should be concentrated within the Lake Lanier / Mary Alice Park Community Node to allow much of the land beyond the node to remain at the natural scale.	85%	10%	5 %
When commercial development is located outside of the Community Node, it should be at key intersections along Browns Bridge Road.	75%	21%	4%
The Mixed Residential District (MRD zoning district) is appropriate within the Lanier Community Character Area near key intersections to encourage infill development and various housing types.	50%	25%	25%
Sites should be designed to conform with the natural vegetation, landforms, and topography.	88%	8%	4%
Sites should be designed to minimize impacts of light and noise.	84%	12%	4%
Gradual transitions from commercial and mixed-use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development.	74%	21%	5%
Landscaping requirements along Browns Bridge Road should be expanded to included areas outside of the Coal Mountain Overlay to promote a uniform aesthetic along the corridor.	77%	23%	0%
Due to its proximity to the lake, enclosed boat and RV storage facilities that align with architectural and other standards are appropriate along Browns Bridge Road/SR 369 within the Coal Mountain Overlay District.	80%	10%	10%

Respondents largely supported the Lanier Character Area commercial corridor policies except for the policy addressing the MRD zoning district. The MRD zoning district would allow for residential products other than detached single family homes, but one-quarter of respondents do not agree that housing variety would be an asset to the Lanier community. One way to address this concern could be to limit the MRD zoning district within the Lanier/Mary Alice Park Community Node near the City of Cumming and closer to other, more dense development.



Campground

	Agree	Neutral	Disagree
Post Road and Bethelview Road should be sparsely developed and left to agriculture, agritourism, conservation, and very low-density housing.	70%	22%	7%
Sites should be designed to conform with the natural vegetation, landforms, and topography and to minimize impacts of light and noise.	84%	16%	0%
Gradual transitions from commercial and mixed-use development to lower intensity uses should be prioritized to ensure appropriate scale where commercial development abuts residential development or undeveloped, natural land.	82%	14%	5%
Development along Canton Highway within the Hwy 20 Neighborhood Node and Community Node should accommodate appropriate suburban development ranging from one- or two-story buildings that are mostly accessible via car.	61%	33%	6%
Vehicle-related businesses and storage facilities are not appropriate within the Campground Community Character Area due to the desire to maintain the natural character.	60%	25%	15%
The Mixed Residential District (MRD zoning district) may be appropriate within and adjacent to the Community and Neighborhood Nodes allowing various, low density, housing types and a gradual transition in scale.	50%	20%	30%

	Agree	Neutral	Disagree
Expand the Campground Community Character Area to the south	82%	9%	9%

The community scale exercise in the first round of community engagement demonstrated that the scale of the Campground Character Area should remain natural and rural with more intense development within the nodes in the northern part of the character area. See **Exhibit I** for community scale descriptions. The responses received on the commercial corridors reflect that as well, except for some disagreement about the MRD zoning district being appropriate for the Campground Character Area. The public may need more information and education about the MRD district and what uses are permitted as the planning process moves forward. Most respondents agreed with the Campground boundary expanding farther south to maintain the desired natural and rural scale.

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North GA 400

	Agree	Neutral	Disagree
Dahlonega Hwy/State Route 9, corridors adjacent to GA 400, Jot Em Down Rd, and Keith Bridge Rd/State Route 306 outside of the Hammond's Crossing Regional Node should be sparsely developed, primarily with large-lot residences and scattered commercial areas.	42%	16%	42%
The Mixed Residential District (MRD zoning district) may be appropriate within and adjacent to the Community and Neighborhood Nodes allowing various, low density, housing types and a gradual transition in scale.	67%	11%	22%
Development along Martin Road and Settingdown Road should be designed to fit into the existing character of the area.	61%	17%	22%
Sites should be designed to minimize impacts of light and noise.	76%	14%	10%
Sites should be designed to minimize grading.	76%	10%	14%
Sites outside of the Regional Node should be designed to conform with the natural vegetation, landforms, and topography.	74%	16%	11%
Light Industrial businesses should be located along corridors adjacent to GA 400 and should be properly screened to maintain the County's natural beauty.	83%	6%	11 %
The Mixed-Use Center District (MCD zoning district) would be appropriate within and abutting the Regional Node, and the Master Planned District (MPD zoning district) should be allowed only within the Regional Node.	53%	24%	24

The proposed North GA 400 Character Area commercial corridor policies are intended to encourage more intense development in the Hammond's Crossing Regional Node, and to protect the suburban, natural, and rural character of the character area outside of that node. The public agreed with most of the policies; however, disagreement remains about the appropriate types of development outside of the node. The public wants that development to fit with the existing character but does not agree on whether that development should be sparse and scatted large-lot residences, scattered commercial, or uses permitted in the MPD zoning district.



Chestatee/Jot Em Down

	Agree	Neutral	Disagree
Jot Em Down and Keith Bridge Road should be sparsely developed, primarily with large-lot residences and scattered commercial areas.	62%	14%	24%
Compact commercial development, as outlined in the Mixed-Use Center District (MCD zoning district), may be appropriate within the Chestatee Neighborhood Node at the intersection of Keith Bridge Road and Dawsonville Highway.	60 %	27%	13%
The Mixed Residential District (MRD zoning district) may be appropriate within the Chestatee Neighborhood Node to encourage gradual scale changes.	50%	29%	21%
Any commercial development should be located within the Chestatee Neighborhood Node.	27%	47%	27%
Sites should be designed to conform with the natural vegetation, landforms, and topography.	80%	20%	0%
Sites should be designed to minimize impacts of light and noise.	80%	15%	5%
Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.	75%	18.75%	6%
Due to its proximity to the lake, enclosed boat and RV storage facilities that align with architectural and other standards are appropriate along Keith Bridge Road outside of the Chestatee Neighborhood Node.	64%	14.29%	21%

	Agree	Neutral	Disagree
Expand the Chestatee/Jot Em Down Character Area to the east	25%	0%	75%

In the community scale exercise, the desired scale of the Chestatee/Jot Em Down Character Area is natural and rural. See **Exhibit I** for a description of the community scales. The proposed commercial policies reflect that desire, except within the Chestatee Neighborhood Node and at key intersections. While respondents supported these policies, there are some policies for which several community members disagreed. The responses to the policy regarding new commercial development being located within the Node demonstrate that the public desires services and non-commercial uses throughout the character area.

The majority of respondents disagreed with the expansion of the character area boundary, with some noting in their comments that the expansion area is not suitable for industrial uses as it is too close to existing residential development. Additionally, one comment suggested that Hwy 53 should be designated as a commercial corridor. This road has already been designated as a commercial corridor by Forsyth County.

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Sawnee Mountain

	Agree	Neutral	Disagree
Development along Dahlenega Highway/State Route 9 should accommodate a suburban environment, typically one- or two-story buildings that are mostly accessible via car.	69%	15%	15%
Matt Highway (outside of the Coal Mountain Community Node) should be sparsely developed, primarily with large-lot residences and scattered commercial areas.	41%	41%	18%
Development along Matt Highway and Dahlenega Highway/State Route 9 within the Coal Mountain Community Node should support a more intense and active environment, including 1-3 story buildings with accommodations for bicyclists and pedestrians.	59%	24%	18%
Development should be designed to fit into the existing character of the area.	81%	14%	5%
Sites should be designed to minimize impacts of light, noise, and grading.	84%	16%	0%
Sites outside of the Coal Mountain Community Node should be designed to conform with the natural vegetation, landforms, and topography.	84%	16%	0%
Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.	69%	25%	6%
Compact commercial development, as outlined in the Mixed-Use Center District (MCD zoning district), may be appropriate within the Coal Mountain Community Node at the intersection of Matt Highway and Dahlenega Highway.	53%	33%	13%
At a low density, the Mixed Residential District (MRD zoning district) is appropriate along Matt Highway.	50%	29%	21%

The commercial corridor policies within the Sawnee Mountain Character Area reflect an effort to maintain the natural and rural scale outside of the Coal Mountain Community Node and encourage appropriate development closer to GA 400 and within the node. The input received supports the policy that any development outside of the node should have low-impact on the environment and surrounding natural properties, while facilitating gradual transitions and suburban-scale development at key intersections and areas within Sawnee Mountain. Although most participants agreed with the proposed MRD zoning district policy, there was some disagreement about incorporating this zoning district into the Sawnee Mountain Character Area even at a low density.



Etowah

	Agree	Neutral	Disagree
State Route 369/Matt Highway and Dahlonega Highway/State Route 9 (outside of Neighborhood Nodes) should be left undeveloped, or left to agriculture, agritourism, conservation, or should be sparsely developed, primarily with large-lot residences and scattered low intensity commercial areas.	63%	21%	17%
Small neighborhood commercial development should be located along the commercial corridors within the Matt Neighborhood Node and the Silver City Neighborhood Node. This could include medium density mixed-use within the Matt Neighborhood Node.	61%	28%	11%
Sites outside of Neighborhood Nodes should be designed to conform with the natural vegetation, landforms, and topography.	74%	21%	5%
Sites should be designed to minimize impacts of light and noise.	74%	21%	5%
Gradual transitions from commercial development to lower intensity uses should be prioritized and may be accomplished with a vegetated buffer.	78%	17%	6%
The Mixed Residential District (MRD zoning district) may be appropriate within and adjacent to the Neighborhood Nodes allowing various, low density, housing types and a gradual transition in scale.	50%	31%	19%
Vehicle-related businesses, other than those currently prohibited, should be permitted within the Matt Neighborhood Node. This should include only fully enclosed structures and services with no outdoor storage.	26%	37%	37%
Open storage yards should not be permitted in the Etowah Community Character Area as this would not promote the preservation of the existing character of the corridors.	57%	29%	14%

The proposed Etowah Character Area commercial corridor policies reflect a rural and natural vision for the area. The public input shows that most respondents agreed with the proposed policies, except the policy addressing vehicle-related uses. There was a higher public disagreement over these uses being permitted within the Etowah Community Character Area, confirming what the planning team heard from the Steering Committee earlier in the planning process.

Exhibit A: Freeform Responses on Quality-of-Life Actions

Community members were invited to submit additional action items or comments about priority actions in a freeform format at in-person meetings and via the online questionnaire. These responses are captured below each need/opportunity.

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. Attract more cultural and entertainment uses

1. We need more parking lots for access to the Greenway. The current lot on Bethelview Road gets packed on nice days.
2. Considering the population in FC, it lacks entertainment opportunities. We typically go outside FC to attend such events
3. I think the park system is outstanding. However, if the community kids can't have access because they need to be rented to other communities to pay for them that puts the tax payer in business. The community should have use of the courts over them being rented to other communities. After all they are built for them. We shouldn't be turning them away. I don't want to see more rec centers built if not for the community kids use, but to be rented to other communities to pay for them. I have no problem renting them within Forsyth County. But to take the courts away for 5 guys coming from another county is outrageous.
4. The owners of Country Land are interested in selling. This would be an excellent opportunity for Forsyth to provide a public available golf course for a growing number of golf playing residents. There is only one other course in the county with public access. This purchase would help to maintain the character of this area.
5. More activities needed for middle school students (summer camps)
6. More open, green areas, and parks should be created, preserved, and protected all over the county.
7. I think what was meant by cultural and entertainment uses, wasn't meant to be only within our Parks and Rec. We need attractions. The new City of Cumming area is going to be great, but what about a concert venue somewhere. Not just for country music. Or something like Main Event or Top Golf. Think about not just the citizens who want to be entertained, but the new businesses who bring in clients or hold meetings and need places to go.
8. A senior citizen center + senior park in NW Forsyth (near Highway 369)
9. Quite frankly, I wish more money was spent on traffic congestion and less on our parks.
10. Parks and Rec programs are really, really expensive for families especially with multiple kids. A flower folding class was like \$50 + cost of materials?!
11. Must include rec youth soccer venue. With the sale of polo fields UFA lost 700+ youth's ability to play. In addition, the current accommodations are NOT acceptable. Because the county does not offer rec soccer directly it is imperative the county plans and collaborates with UFA to provide quality grass fields for soccer. In the central part of the co.
12. Art
13. Country Land Golf Course has an offer from a North Carolina Developer to build up to 250 homes on the 69 acres. Since the recent closing of Lanier Golf Course there would be only one golf course left in the county available to the public. Since the Covid 19 virus, there has been a huge increase in the number of golfers, men, women, and children in the county and with only one course left in Forsyth there would be limited access to this growing sport for our residents. I and hundreds, perhaps thousands of our residents would love to have the County keep this golf course open for now and future golfers.
14. Parks with water features
15. We need more parks with sport infrastructure but also with undisturbed areas of land for trails and mountain bikes and walking



B. Address gap in housing options for the disabled population

1. I am not familiar with the needs of this group, but I support them getting what they need.
2. Don't revise zoning district without significant community input.
3. Including senior living and senior day care.
4. Disabilities' Housing doesn't need a zoning code of its own. Use the UDC as written and add a section within the existing codes...this type of facilities is a commercial residential development and would have specific locations within our comprehensive plan and land use map.
5. That is more a problem for charities & churches than government.

C. Manage traffic congestion, safety, and access on major roads

1. Stop developing until our roads can support it
2. New and widening roads should be attractive and include natural elements such as trees and shrubs etc. After new roads are installed, they need to be reviewed for proper functioning. When Brookwood Road in South Forsyth was widened, many mistakes were made with signage and entrances etc. Residents had to notify the county to fix them, some of which were costly.
3. Something to be done getting on and off 400 at exit 13. Additional on off ramps would help. For example, on Pendly and Majors. The deceleration lanes could be longer. For example, when turning onto Sharon Rd from 141. The reflectors are a great idea, however many of them don't stick to the roads for very long. Either need a better company and or product. Some of them don't light up very well either. There could be a better design in many of the parking lots to keep the flow of traffic going. Too many strip malls and not enough connectivity. Surely there is a better design for all the money we the tax payer pay to have studies done. Overall, the design of the roads is poor.
4. Stop overdevelopment in areas that are already compromised by poor road design. Ex. Old Keith Bridge at 306 & 53
5. Don't allow Forsyth to become over populated and lose it's character only to provide more development and expansion of Atlanta's needs!
6. Make mixed use more of a priority for pedestrian oriented areas
7. Opportunity for a park is at Chattahoochee and Buford Road at old trout farm . That land has been for sale for some time. The county should purchase the land and turn it into a park. There is also a river.
8. stop building townhouses, condos, and apartments
9. Lobby the State to fix ridiculously inadequate state highway intersections & lack of lanes.
10. STOP approving all these apartments and houses because we have no room on our roads for all these people.
11. First priority should be major traffic congestion areas and make improvements for better relief for those areas.
12. Don't 4 lane every road, just the main arteries.

D. Facilitate broadband access across the county.

1. Although I live in an area with broadband, I do not have access to it to my home because I live on a private street. Comcast wants to charge over ten thousand dollars to put it in to my neighbors' and my homes.
2. I don't know enough to comment on this need. My concern would be China's involvement with 5G connections. Safety is important.
3. Broadband needs to be fiber access to the neighborhood at least if not the home.

Exhibit B: Freeform Responses on Community Character Actions

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. Facilitate mixed-use development in appropriate locations

1. I would rather see Urban Village type development rather than super high density MRD. The current trend of developers is to request apartment and townhome with little quality commercial attached.
2. Would like to see minimal apartments and maximum green space. I don't want to see a tiny bit of commercial and an overabundance of high density residential and apartments. Developers often use Mixed Use as an way of getting high residential
3. I am not a fan of the pseudo cities. I believe people that want to live in a city should do just that. FC should not create cities to accommodate them.
4. My observation is that you approve a lot of variances to character areas so not sure how useful this is
5. Check out the missing middle housing
6. I worry about too much too fast high-density developments all over the county
7. We do not need MRD in multiple locations within a Character Area. Overkill of this product will become an excuse for simply Higher density residential than allowed in the character area to begin with. There should be some strict qualification and location determination for this type of land use prior to just completing a application for request.
8. stop building townhouses, condos, and apartments
9. We have too many CHEAP MPDs that are zoned as nothing more than a means to add density. Quality should be at the FOREFRONT of MPDs. Less apartments, more high quality townhouses, & QUALITY commercial should be nonnegotiable for MPDs.
10. There are already like 5 of these and they don't bring jobs outside of restaurants and retail. We are just an overpopulated bedroom community where everyone has to commute out for any industry.

B. Create strategy and policies for commercial corridors

1. The study should include the flow of traffic, so it moves. That might include a wider road and longer acceleration and deceleration lanes.
2. Limit high density development to a minimum. Our county is developing too much, too fast. It is not sustainable.
3. And find a way to protect our commercial corridors in general from being Annexed into the City.
4. HELP TRAFFIC. My goodness it is so so so bad.

C. Limit future vehicular uses to appropriate settings (sales dealerships, rental establishments, car washes, vehicle service and repair businesses, collision centers, and fuel stations)

1. Too many carwashes are appearing.
2. I am all in favor of better integration in general. I am not familiar with the definition and standards to be able to comment on it.
3. We don't need to over saturate. Example: at browns bridge and Keith bridge intersection 2 competing gas stations share a driveway.. .
4. The traffic is horrible, too many people too fast
5. And limit the number of establishments along a corridor or road. We do not need showcase rows of auto dealers regardless of size, taking up all of our commercial properties for the future.
6. Limit the number of same businesses in one small area to prevent over building. Car Washes for example.



7. We need jobs here...

D. Limit future storage facility uses to appropriate settings (storage facilities, open air businesses, and open storage yards)

1. Higher quality landscaping and other attractive visual barriers are needed to shield the open storage areas from public view. Also, is there a true need in the county for more storage facilities?
2. More emphasis on good looking appearance of these facilities.
3. Again I am not familiar with the definition and standards to know it it needs to be revisited. I am always in favor of better integration. We definitely have too many storage facilities. The UDC should be written such that developers must build with basements. That would eliminate the need for so many.
4. And bring old establishments into the new compliance when these standards are set.
5. Limit the number of these storage facilities. We have too many.
6. Storage facilities should be hidden from sight. They are an eye sore and do not belong on road fronts.
7. How many can out county sustain? It's either 65468 houses or a storage facility and nail salon popping up in every field.

E. Introduce branding features at key locations

1. South Forsyth needs a new name... Duluth. Suwanee. Alpharetta are other counties.
2. I attended the previous branding meetings which I thought were a joke. We need to use the historical names rather than create new ones
3. opportunity for creative placemaking and foster ownership of the community
4. not sure
5. I like this, but funding should come from impact fees whenever possible.
6. Advertising the name of our community is a waste of resources and time.

Exhibit C: Freeform Responses on Job Opportunities Actions

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. Continue diversifying the tax base

1. Stop high density housing. Stop turning commercial areas into high density housing. Tax incentives to bring in business.
2. We need work with the Chamber, but not to reduce land use barriers. The city should include the same type restrictions as the county.
3. The words minimize land use barriers brings up caution alerts to me. Do not weaken any land use rules for the sake of capitalism.
4. I agree we need to balance the tax base. However, we need to be careful in what and who we minimize the land use for. As long as they are good community members.
5. Upending our Comp Plan to "minimize land use barriers" is dangerous.
6. Construction projects destroy more trees than necessary. Clear cutting has to stop. Future Forsyth is going to look like any other urban area in America... we can do better and avoid the pitfalls of excessive and unnecessary strip malls.
7. Having been a Chamber Board member of another county, I know the Chambers primary directive is to grow business. Don't forget to consider impacts on residents and their families when you expand commercial expansion!
8. Our Current Chamber doesn't seem to have the ability to bring us the high-level commercial investment companies we need in Forsyth County. Land prices are too high, and investors are seeking locations outside of our county and will continue until something with our Chamber and their economic development professionals are changed. We need NEW players at the table, or we will continue to be served fast food and storage facilities. Where's that mega HQ company we need??
9. Our Chamber is awful and promotes too much high density & wasteful spending. Specifically, from our BOE. I am disgusted when I see the Chamber lobbying for more taxation.
10. The chamber has brought how many actual headquarters/major industries here? It seems like a giant waste of money at this point for people to schmooze. We can't survive off just nail salons and fast-food jobs.

B. Bring job opportunities that are attractive to young professionals

1. Young professionals will most likely want a home not an apartment. Too many apartments downgrade the quality of our county and may even increase crime.
2. We currently have apartment homes and townhomes going up at rapid speed in our city center.
3. I'd like to see affordable housing for the young professionals to own over rental. They will have a more vested interest in the community if they own verses rent. I'm not a fan of rental housing in the suburbs. That belongs in the cities.
4. Again, not necessary. Young professionals live and work in urban areas. we do want them to enjoy our fantastic recreational pursuit areas.
5. no need to attract more people to the county, and more housing options.
6. We have enough RENTAL Opportunities for young professionals. It is currently more economical and smarter for a young professional to purchase a home, rather than rent.
7. Accommodate rental housing for low-income families and individuals
8. stop building townhouses, condos, and apartments
9. Limit rentals. Rentals virtual ALWAYS end up as a negative impact to communities in the long term.
10. no more apartments.
11. These MUST be affordable. Under \$1000 a month. Right now, rent at apartments are more than mortgages. This is Not affordable for many.



12. Need starter homes on small lots, but still detached housing. NOT in areas like Vickery or Post Road. Look at areas near schools.

C. Promote growth in the technology industry

1. My only concern is what this industry might bring with it. Like it's liberal ways to take down not only our community, but country. We need to be careful in the type of firms we attract.
2. Implement tools with community input.
3. This often ends up a wasted investment because the technology is constantly changing, and the companies invited in usually have limited life spans.
4. Technology is much more desirable and creates fewer environmental impacts than manufacturing and industrial development!
5. Rebuild the reputation of our county, and that starts with the Chamber and Landowners. Very sad to know what we have lost out on because we are "an expensive and wealthy bedroom community" who's workforce travels more than hour outside of our county to work each day.
6. Alpharetta has a group called Tech Alpharetta. Maybe start a Forsyth one and try to attract some of those companies currently in Alpharetta to relocate within our county, also creates a networking group for the Forsyth Tech community

D. Align economic development target areas with land use policy

1. Slow down and regulate development in general. Just because there is money to be made doesn't mean it is the best thing for the long-term future of the county.
2. In favor cautiously depending on China's involvement with 5G here in our county.
3. I am wary - because nothing seems to be happening on this. What major employers do we have outside of county government and the hospital?

Exhibit D: Freeform Responses on Greenspace Actions

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. Protect key environmental assets through land use policies, programs, and conservation investments

1. Yes, Yes, Yes! I was recently involved in a zoning (RaceTrac) where we negotiated a "Conservation Easement" on part of the property that prevents it from future development. This is a tool that should be used more often to preserve natural areas. We should improve our environmental protections beyond the minimum state requirements whenever possible.
2. Have minimum lot sizes of half acre and above except in MPD/city areas.
3. Forsyth county just used taxpayers' money to cut and remove over 25 healthy trees unnecessarily on Milford Rd.!!! And then paid to put up a fence and replanted trees to close to the fence and each other. WHY?????? other.
4. Forsyth should purchase Country Land Golf Course to maintain a growing population of golfers since Covid. This property is now under study to develop a subdivision of at least 250 homes. Only one other course in county is open to public!
5. See Milton as model. Look at the conversation community designs like Pendergrass Farms in Dekalb County, makes his approach very innovative with up to 70% tree save areas / open spaces and still a considerable number of home lots.
6. Absolutely Support!!! Should have happened years ago!
7. Yes, we do not want to build out all of our green space and pastures.
8. I also think we need to add more landscaping to our medians and streets. When you go to other towns where the streets have crepe myrtles or flowers along the roads it adds a richness and lovely Southern feel. It goes a long way to beautify our county.
9. STOP tree destruction while grading new subdivisions !! Trees are life !! Require each new subdivision to have green space proportional to the number of homes.
10. Love the new move to help lower tax burden on families with large lots if they do mini farm - - helps them from selling and the county approving 64651634 houses on 7 acres.
11. Yes. And minimize erosion and runoff on new development
12. County should take over Country Land Golf Course rather than have congestion of and additional 250 homes in this rapidly developing area.
13. Stop allowing developers to clear cut and grade for new construction. Incentivize efforts to work with the existing terrain and trees.



B. Encourage developers to build pocket parks and incorporate accessible open space

1. Negotiate Conservation Easements on zonings. Let's not make the mistake of south Forsyth which is a maze of 100,000 residential.
2. And make sure planned pocket parks are actually built. Hold the developers accountable.
3. And have some kind of water feature. I like to see a water park with a small entry fee somewhere in the county and free water features within the park system. So needed in the heat of the South.
4. Yes, but stop being cheap. Carefully cut out where necessary. More time consuming and costly. In the end save indigenous life stop destroying every living thing already thriving !!!!
5. Keep Country Land a golf course!
6. Yes, trees and tree conversation, were not mentioned in all panels displayed at the first meeting at Fowler Park. For example, Big Creek did not include any mention to trees, unlike other panels for other areas of the county. More trees and green, open spaces should be conserved and expanded in all areas of the county
7. Require MORE, not Encourage. That is the key for success in more open space.
8. YES ! More green space please !! Increase backyard setbacks to minimum 100 feet
9. REAL POCKET PARKS. Not fake parks on unusable land.

Exhibit E: Freeform Responses on Mobility Actions

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. As new development occurs, encourage strategic connections to other developments, trails, and roadways

1. FC has a lot of parks but needs a lot more with the estimated population explosion underway. A prime spot for a park that is privately owned and has been for sale for 15 years is at the junction of Hwy 20 and the Chattahoochee. It is a defunct trout farm that was closed down when the new bridge cut off their access to the river water. It is a beautiful spot already cleared and too close to the river for a normal development. (Ruth Lane)
2. Absolutely a benefit to the community.
3. We have plenty of good quality parks and boat launches which just need better exposure and promotion.
4. Browns Bridge 400 to Hall City has become a congestion nightmare
5. pursue Chattahoochee Riverlands project
6. avoid high density commercial/residential development near waterways in the county for environmental and ecological reasons, make sure there isn't any high-density housing near lakes/waterways
7. We need current transportation improvements before "walking and biking" should be implemented. WE are behind our growth and will continue to be if we don't focus on current transportation improvements. I am not walking or biking to work, nor are OVER 75% of our community.
8. The lake must be protected while any changes are made from having silt/mud getting into the water. High priority.
9. I agree, but the funding should come primarily from private entities.

B. Improve bicycle and pedestrian connectivity within the county

1. I don't see non-vehicular transportation being practical in FC. It's too spread out. More parks for dog walking instead!
2. And private development should pay the bill not the tax payers. There should be a fee added for them to do business with us to include this.
3. Waste of resources. Biking on roads with high traffic and high-speed limits is unwise. I bike where it is safe, too much money spent on sidewalks ON BOTH sides of roads is also wasteful, especially in low density population areas. There has been way too much wasted money on this already.
4. any development should require turn lane and sidewalks (Bethel Rd)
5. tie to Trail System as well and foster relationships with power companies to contribute easements to this process
6. Dangerous, increased traffic and safety issues on Kelly Mill considering the nature of Kelly Mill Road, its hills, curves, lack of visibility especially where the green way runs, for example the cross point at the intersection of Kelly Mill and Johnson Road. I feel particularly anxious at that specific cross point.
7. Until we have major employers in this county, biking and pedestrian connectivity is a waste. Sure plan ahead, but until you have in high level investment companies willing to come to our county, this means nothing.
8. Add sidewalks on Bethel Road.



Exhibit F: Freeform Responses on Infrastructure Actions

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

A. Align sewer expansion plans with the economic development strategy

1. Keep large residential lots, update main thoroughfare for business/commercial growth
2. And we should get away from buying expensive water from the city of Cumming.
3. Is Forsyth County trying to become the be the next Fulton County? That is why we left Buckhead and moved here.
4. Yes, this should be done before the county is overbuilt.
5. Sewer has long been used in a way to make those in power and their families richer. This has to stop. Sewer is a VERY slippery slope that must serve very specific locations and not as a way to increase housing density.

B. Use development management tools to manage the pace of development and ensure that development impacts (such as traffic, water and sewer infrastructure, and school capacity) are addressed fairly

1. SLOW DOWN DEVELOPMENT! Use Milton and Alpharetta as a model before our county turns into another Gwinnet County.
2. This is a top priority to me. Development growth should not be approved if it is known that schools are already over capacity.
3. But that doesn't mean we need gas stations and convenience stores within walking distance of each other and on every corner.
4. Use the tools, but remember they were developed for use in highly populated areas.
5. review costs of infrastructure and institute sewer capacity evaluation prior to approving development
6. too much development, too fast, it is not sustainable. All development you see left and right as you drive in the county looks ugly and cheap. Use Milton as an example.
7. Impacts to our schools should be at the top of the list, traffic and services including infrastructure should be a major factor for future development. And those developments need to be responsible for more than their fair share of those infrastructure including schools' improvement costs... not all on the residents and citizens of Forsyth City.
8. Stop APARTMENTS or we will suffer the long-term consequences.
9. Slow the high-density growth. We are building a school a year and still overcrowded. It takes twenty minutes to go 5 miles to the store...
10. Identify future expansion corridors and plan utilities for growth. How much is wasted moving the huge power lines for the Browns Bridge expansion? Could that not have been for seen as a future multilane thoroughfare?

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Exhibit G: In-Person Comment Forms

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

	Received	Message
1	2/23/2022 (Fowler Park Meeting)	Putting mixed residential zoning districts in nodes at commercial corridors will not promote commercial development. It will discourage it as those residents will oppose all new commercial development adjacent to them.
2	2/23/2022 (Fowler Park Meeting)	FC needs to focus more on code enforcement, particularly on construction site. Every site I visit is in non compliance in some way.
3	2/23/2022 (Fowler Park Meeting)	FC must promote quality development over quantity. FC should not ease restrictions on developers so that it is easy for them to maximize profits at the expense of FC residents' life quality and overall look of FC. FC developers say it is too expensive here, let them build to Gwinnett or Cherokee. FC should take a lesson from Milton and the beauty of its vision. Just because FC has the demand for development, it doesn't mean they should try to maximize it. Why is FC in such a hurry to become fully developed? Money making should not be the reason for this rush. It is not sustainable. FC should preserve more, many more natural areas before they are all developed. Use the money that FC has (we know it is a rich county) to buy land and use it for parks, both active and undisturbed parks, with trails, wooded undisturbed areas, where people can walk in silence. FC should limit high density developments and privilege custom-house sites with big lots. FC should preserve the natural unique forest that we have. FC has not a clean vision of what FC identify should be. The high density developments moving everywhere you in go in FC are ugly and affect our property value.
4	2/23/2022 (Fowler Park Meeting)	More natural and rural areas, especially in North FC, but everywhere else would be just as important. High quality living standards, such as green open spaces and wooded areas should be top priorities, considering the benefits of trees for our physical and mental health and due to the intense, prolonged heat in the summer. Trees are also the best stormwater management solution. Identify other areas in south and north and east and west that should remain undisturbed. For development sites, privilege areas that area already flat lands, rather than wooded areas that would need to be cleared if developed. Polo Fields is an example. I am concerned that swapping polo field for Denmark Park would cost acres of trees to be cut down.
5	2/23/2022 (Fowler Park Meeting)	Minimize grading. I would like to see more farms properties, like in Milton.
6	2/23/2022 (Fowler Park Meeting)	Kelly Mill should preserve a rural/natural character, with customed-built houses in large lots. Along the same line, many areas of Forsyth County should remain undisturbed or sparsely developed. See Pendergrast Farm by Greg Ramsey being built in Dekalb.
7	2/23/2022 (Fowler Park Meeting)	FC needs beautification to take force to protect and improve the beauty of the county after so many ugly subdivisions have been built.
8	2/23/2022 (Fowler Park Meeting)	Some boards have the following statements, but ALL of them should: <ul style="list-style-type: none"> • Development should be designed to conform with natural vegetation, land forms, and topography • Sites should be designed to minimize grading. • Sites should be designed to minimize impacts of lighting and noise.
9	3/1/2022 (Central Park Meeting)	Transportation-related improvement in parking area needed at Bethelview entrance to greenway.



Exhibit H: Emails and Webform Comments

Please note that the planning team did not make spelling and grammar adjustments to emails or Webform comments from the public. Comments appear as provided.

	Received	Message
1	3/2/2022	<p>Dear planning team,</p> <p>Thank you for all of your hard work so that we residents were able to see on Tuesday what kind of development the planning team is proposing.</p> <p>My thoughts as to what any planning for the future should be guided by are of a more general nature.</p> <p>As many of you are aware, the UN's Intergovernmental Panel on Climate Change (IPCC) has issued a code red alert in August of last year. This Panel has nothing to do with Republican or Democratic views of the world. It has nothing to do with politics! The message which the IPCC conveyed was, that if massive actions are being taken within the next 30 years than we might still be able to avoid catastrophic changes. What does that mean for Fosyth? It means that</p> <ol style="list-style-type: none"> 1. Fossil fuel combustion needs to be reduced drastically, 2. the carbon sinks need to be preserved or augmented, <p>Let me explain what that relates to specifically, as I see it</p> <p>Re 1.</p> <p>Create incentives or promote</p> <ul style="list-style-type: none"> • energy efficiency for both new residential and commercial buildings. • retrofitting existing houses, residential and commercial, to be more energy efficient. That also includes government buildings. • technology for heating of air and water in new and existing buildings that are not dependent on fossil fuels. • rooftop solar panels. Make it impossible for homeowner associations to ban rooftop solar. • Installation of electric charging stations for cars and trucks in new as well as existing residential and outside of commercial buildings. Solar panels for electric car charging stations in commercial areas. <p>Consider making an energy audit a requirement for selling a building. In other words make it possible for every person buying a house to get handed an energy audit to see in which condition, energy wise, a house is in. To me this is way more important than what decorative details a building has.</p> <p>If possible avoid expansion of natural gas infrastructure.</p> <p>Re 2.</p> <ul style="list-style-type: none"> • Preserve green space as much as possible. Please keep in mind, that every green space converted to asphalt or concrete can no longer sequester carbon. • Avoid the removal of trees • Have trees planted again when removal of trees can not be avoided. But please be aware, that a mature tree sequesters a lot more carbon than a young, newly planted tree. And for a new tree to reach the same sequestration ability as the old one, it probably will take at least 50 years.

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	Received	Message
		<ul style="list-style-type: none"> As nice as lawns look, they are a monoculture, which is especially detrimental to the survival of our insects, which includes bees, and birds. If possible make it illegal for homeowner associations to demand and for developers to insist, that a lawn be installed in front of every house. Instead plantings of a variety of native flowers, grasses, shrubs and trees should be encouraged. This should also apply to common areas in subdivisions. Alternatively lawns should take up only a part of a garden area. This idea of planting native plant has already been implemented in some areas as the film "Hometown Habitat" clearly shows. Plantings like these do not only sequester more carbon than a 3" high lawn, they also require much less watering than lawns, which is another benefit. They usually are also able to absorb much more precipitation than lawns when maintained well, which reduces run-off. The UGA Extension Service in Forsyth will certainly be able to confirm this. So would the Georgia Native Plant Society. <p>In addition, due to global warming much more intense precipitations need to be anticipated and kept in mind when developing an area. With that I just want to emphasize that extra attention is needed to avoid areas that may get flooded, even if it is supposed to happen only once in a hundred years. Scientists predict that such disastrous floods may become more frequent. And we do not want that buildings and infrastructure get destroyed by torrential flood waters.</p>
2	3/3/2022	<p>Thanks to each of you for your service and helpful attitude. I attended the first round of Foster Forsyth meetings on 12/08/2021 at Fowler Park to share my comments, concerns and input. I appreciate your efforts, the meeting was very informative. I had round 2 on my calendar to attend but unfortunately I was diagnosed with Non Hodgkins Lymphoma in February and will begin chemo treatments next week. My family and neighbors have been staunch advocates of keeping our longtime neighborhood which lies within the triangle of Doctor Bramblett, Spot Road Connector and Hwy 20 as residential as possible. We enjoy our neighborhood which is at the foothills of Sawnee Mountain. The goals of the Comprehensive Plan are to preserve the natural features around Sawnee Mountain and to encourage future growth that is fitting, enhancing and supportive to the Sawnee Mountain Character Area. Please protect and preserve our neighborhood from multi use and commercial zonings and rezonings. We understand that Hwy 20 will be within the commercial corridor but please keep the triangle residential as you plan ahead. I would appreciate being updated and informed as a stakeholder. Thanks again</p>
3	3/4/2022	<p>Please include plans to expand and pave the Bethelview trailhead for the greenway. Consider expanding parking to the area across the street where the old road was located. Consider an additional trailhead on the greenway between Bethelview and Sawnee Mountain trailheads.</p>
4	3/4/2022	<p>Very interested in keeping our neighborhood in the triangle of Doctor Bramblett Rd/Spot Road Connector and Hwy 20 residential. We have lived at the foot of Sawnee Mountain in the Sawnee Mountain Character Area for 45 years and would like to continue enjoying our rural residential community. Please keep commercial zoning on Hwy 20 and deny multi use and commercial zoning and rezoning within the triangle. We appreciate your work on the 2022 Comprehensive Plan. Please consider our concerns. Thank You</p>
5	3/6/2022	<p>PLEASE DO NOT OVER DEVELOP FORSYTH COUNTY !</p>
6	3/12/2022	<p>I would like to know how a regional node was expanded in the McFarland area to include the intersection of Mullinax Road and Fowler Road. This done with little or no notice to the residents living currently in this area. This area is solid residential and mostly larger lots single road communities or R2R zoned residential subdivisions. How did a regional node get expanded without public notification of those living in this area and their participation? How? A regional node is too intense to be suitable for R2R and larger lots residential. I want to know before an attempt to include my neighborhood in such an expansion.</p>



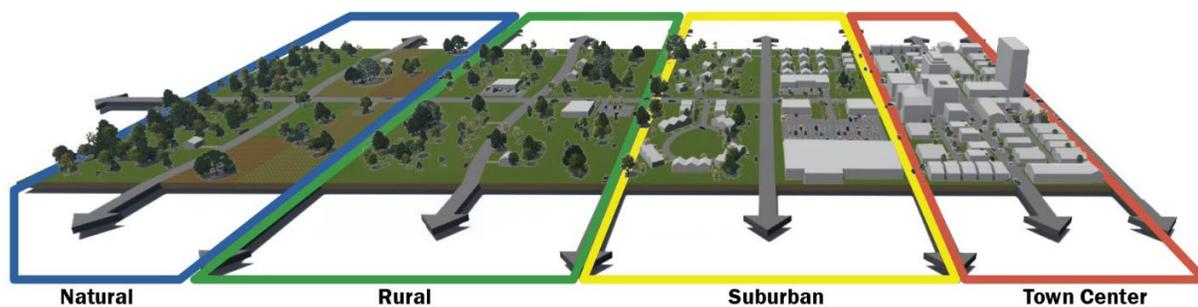
Foster Forsyth 2022
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	Received	Message
7	3/12/2022	<p>Expand existing and planned parks and greenspace. We are loosing this unique character of the county. When our open, natural, and rural spaces are gone, they are lost forever. We need more and larger parks and wooded areas to fight global warming too.</p> <p>Create more unwooded parks and green areas that are not landscaped.</p> <p>Leave larger portions of land undisturbed. Preserve our native forest. It is the best thing we can do for our county, our children, climate change, intense heat, global warming, storm water management. Limit high density development to a minimum. Our county is developing too much, too fast. It is not sustainable.</p> <p>Avoid high density commercial development along waterways in the county for environmental and ecological reasons</p> <p>Preserve the quiet feel of the area</p> <p>Don't develop more near the Chattahoochee</p> <p>Preserve natural areas promote rural living, and slow down residential development.</p> <p>Make sure there isn't any high-density housing near lakes/waterways</p> <p>Since you are already developing the intersection of Bethelview and Kelly Mill, the rest of Kelly Mill Road natural. The traffic on this road is already horrible with all of the additional subdivisions you've allowed and the addition of the school. It is also the main cut through to 20. Do not allow any more building on Kelly Mill Road!</p> <p>Settingdown creek / Etowah river - need to avoid high density commercial development near waterways in the county for environmental and ecological reasons.</p> <p>Opportunity for a park is at Chattahoochee and Buford road at old trout farm . That land has been for sale for some time. The county should purchase the land and turn it into a park. There is also a river.</p> <p>More open, green areas, and parks should be created, preserved and protected all over the county.</p>
8	3/16/2022	<p>-No county initiated zoning, or follow the same rules as other zonings. -Preserve the area of northeast large track of the county that is hilly and currently not developed. -Protect and preserve the park on hwy 20 and the river</p>
9	3/17/2022	<p>I would like a 50 foot buffer and possibly fencing. My home will back up to lot 6. We have been promised that the large trees currently there will remain.</p>
10	3/18/2022	<p>No county initiated zonings, or follow the same rules as other zonings. Preserve the area of northeast large tract of the county that is very and not currently developed.</p>
11	3/18/2022	<p>Keep Bagley Rd and surrounding community estate lot character area. Make sure we have areas of the county that will remain estate lot / agricultural. Cap the percentage of high density apartments and housing. Keep Forsyth character with planned growth.</p>
12	3/18/2022	<p>Changes to the comp plan between updates need more more transparency & community input. E.g. Mullinax, Fowler & Union Hill being pulled into the regional node was justified as being necessary to re-dev blight. This is NOT a blighted area as defined by GA law and it can be developed without MPDs. Most citizens are unaware of this change & what it's about to usher into this area.</p>

Exhibit I: Community Scale Overview

In the Community Scale activity carried out as a part of Meeting Series 1, the interactive map solicited input on how much development community members think is appropriate for different parts of Forsyth County. Respondents placed pins in geographically specific locations indicating their opinions based on the graphic (**Figure 4**) below:

Figure 4: Visual Depiction of Community Scales



Respondents who placed blue pins desire **Natural** Scale, meaning these parts of Forsyth County should be left undeveloped or left to agriculture, agritourism, conservation, and very low-density housing or similar uses through 2042.

Those who placed green pins desire **Rural** Scale, meaning these locations should be sparsely developed, primarily with large-lot residences and scattered commercial areas through the year 2042.

Suburban Scale pins, in yellow, were placed in areas where community members believe 1-2 story buildings that are mostly accessible via car with larger commercial areas along major roads should be located.

Community members who placed red pins, symbolizing **Town Center** Scale, believe that parts of Forsyth County should have an opportunity to be a more intense and active environment. This category includes traditional centers (typically including 1-3 story buildings with accommodations for bicyclists and pedestrians) and more intense, regional commercial destinations (typically 1-3 story buildings that attract visitors from outside the immediate community).





Meeting Series 3 Input Summary

I. INTRODUCTION

The third round of public participation for Foster Forsyth 2022 took place from May 16, 2022, through May 30, 2022. Meeting Series 3 input included an online input window that offered the same information and opportunities to provide feedback as the series of three live meetings. This summary document provides an overview of input opportunities and who participated as well as highlights from input collected. Additional documentation of public comments is provided in attached exhibits, beginning on page 4.

II. MEETING SERIES 3 OVERVIEW

Meeting Series 3 offered community members both in-person and virtual options to review and provide feedback on key elements of the draft plan update.

- The May 16 and 18 public meetings provided an open-house format for community members to review draft plan materials and talk with the planning team and County staff in person.
- The May 23 virtual meeting offered an opportunity to ask questions and provide formal comments on the draft plan. Community members were asked to review materials online in advance of the meeting.

Table 1 summarizes live input opportunities. An additional online input period allowed community members to participate on their own timeline between May 17 and 30, 2022.

Table 1. Dates, Format, and Attendance

Date (2022)	Format	Location	Number of Participants
May 16, 6 - 8 p.m.	In-Person	Central Park Banquet Room	6
May 18, 6 - 8 p.m.	In-Person	Fowler Park Community Room	19
May 23, 6 – 7 p.m.	Virtual	Zoom	1
May 17 (8am) to May 30 (8am)	Web	Project website	49*

**Number reflects unique individuals who visited the online open house and provided at least one comment. There were 201 separate sessions to the Provide Input page during the online open house.*

Overview of In-Person Meetings

The first two public meetings were held in-person at locations in the central and southern areas of the county, the Central Park Banquet Room and the Fowler Park Community Room, respectively. Meetings were held at two different locations to encourage broader participation. The format of these meetings was that of an open house; boards were set up around the room detailing the planning process, goals and actions included in the Community Work Program (CWP) by the SAC, and proposed land use changes in the different Character Areas. Participants were free to view this information at their own pace and to speak directly with members of the planning team and county staff, and feedback was collected via a paper form.

Overview of Virtual Q&A Session

The third public meeting invited community members to join a 60-minute meeting via Zoom. Participants did not have to register in advance, so it was easy to join simply by clicking the Zoom meeting link. The meeting offered an opportunity for community members to ask questions and provide formal comments on the draft plan. One person joined the online meeting.

Overview of Online Input Period

The online input period formally launched on May 17, 2022, at 8am and closed on May 30, 2022, at 8am. On the project's interactive website (www.fosterforsyth2022.com), a new "Provide Input" webpage was published, and a banner along the top of the website encouraged users to click through directly to the subpage to participate.

The "Provide Input" webpage welcomed participants to the online draft plan open house and outlined the following three sections for online review and feedback, mirroring the same content and comment opportunities as the in-person open house:

1. **Project Overview and Process**, including seven total boards and a virtual comment section
2. **Community Work Program**, including six total boards and a virtual comment section
3. **Community Character & Future Land Use Policy**, including thirteen total boards and a virtual comment section
4. **Have Additional Questions or Comments?** A comment form allowed users to submit any other questions or comments about the planning process or the Comprehensive Plan itself.

Over the 14-day online input period, 49 participants provided at least one response to the input form found on the project website, and 201 visits occurred to the "Provide Input" page

III. INPUT SUMMARY

During Meeting Series 3 input opportunities, community members provided feedback via general comment forms, both in-person and online, and via email. The in-person form solicited comments on the Community Work Program, the Community Character Map and associated Future Land Use Policies, and general feedback about the process and the plan itself.

Exhibit A documents general comments received via comment forms at in-person meetings, and **Exhibit B** documents email and Webform comments received during the Meeting Series 3 input period.

Common Themes

Most comments were submitted via the online form. Among these, two particular messages were conveyed by multiple participants. The first protested the relocation of the area consisting of Mullinax, Fowler, and Union Hill Roads to the Shiloh/McFarland Regional Node; citizens wished for this specific area to be moved to either the McFarland or Campground Character Area and felt that high-density residential development was inappropriate for their low/medium density area. The second message expressed dissatisfaction with the opportunities for public engagement in between formal updates to the Comprehensive Plan; public hearings were described as a "one-way conversation" that were insufficient to ensure that citizens were actually informed about proposed changes and potential impacts.



Elsewhere, respondents expressed wariness of new commercial and mixed-use development, particularly in established residential areas. Concerns about traffic and overcrowding were given as reasons to carefully consider the placement of new development. Proposed high-density residential development was not well-received, particularly in cases involving clearing of natural areas or repurposing of recreational space. Those who did not express strong opposition to additional development still made suggestions related to how to mitigate its impacts, including relocating native plant species displaced by construction and utilizing natural elements such as tree cover and vegetation to conceal developments from the road.

Exhibit A: In-Person Comment Forms

Please note that the planning team did not make spelling and grammar adjustments to freeform responses from the public. Comments appear as provided.

	Received	Message
1	5/18/2022 (Fowler Park Meeting)	<p>Community Work Program Comments: Excellent job [conducting] the community input sessions. Excellent opportunity to discuss planning issues in detail with planning staff.</p> <p>Community Character & Future Land Use Policy Comments:</p> <ul style="list-style-type: none"> - I agree with the plan to extend the Campground character area south - Our neighborhood/HOA will be very interested about any future extension of Pittman to a 4-way stop at Bethelview connecting to Castleberry. Because of the traffic and zoning implications, homeowners in the area will need to consider the trade-offs carefully. - Outside of actual residential areas, the biggest factor in assessing development in regional nodes is traffic – 141 and 20 are at full capacity at peak times and Atlanta Hwy can't accommodate much volume w/ only 2 lanes. Traffic capacity needs to be established first to avoid gridlock. This is, after all, a suburban area, not a major city. <p>General Comments:</p> <ul style="list-style-type: none"> - Neighborhoods/HOAs would benefit from being able to learn about the zoning/development process for parcels that directly affect them, including zoning-condition options that would allow local homeowners to negotiate workable solutions with property developers instead of having to oppose any/all development proposals. - It's hard to use the parcel map to view current zoning applications on the map.
2	5/18/2022 (Fowler Park Meeting)	<p>Community Character & Future Land Use Policy Comments: We could use less used vehicles sales, repair & storage places and tire sales & retread operations along the 9. Your vehicle & storage use table seems to be missing some places. Thanks.</p> <p>General Comments: Nice presentation. Thank u.</p>
3	5/18/2022 (Fowler Park Meeting)	<p>Community Work Program Comments: Very well done. We had the staff to assist us with our understanding.</p> <p>Community Character & Future Land Use Policy Comments: Under Job Opportunities I do not support: Accommodate rental housing in regional nodes to meet housing needs of young professionals. We already have plenty of rental housing. Our citizens are the highest educated workforce in the state. We need the correct employers to locate here. The benefits are huge.</p> <p>General Comments: I am glade that we live in a free country where citizens have a right to petition their government.</p>



Exhibit B: Emails and Webform Comments

Please note that the planning team did not make spelling and grammar adjustments to emails or Webform comments from the public. Comments appear as provided.

	Received	Message
1	5/17/2022	Thanks for all the the work and study your group has placed on developing our character areas. I was able to attend the 2021 Fowler Park meeting and share my comments and input but was diagnosed with Lymphoma in January 2022 and have been unable to be a part of this years meetings. According to your maps it appears that you will maintaining our residential neighborhood of the Sawnee Mountain Character area within the triangle of Doctor Bramblett Rd /Spot road connector and Hwy 20 except for the Hwy 20 area. This will allow our residents to enjoy our neighborhood as we have known for over the last 40 some years. Please do not allow commercial or multi-use zoning to interrupt our way of life and feel the need to relocate. Thank you very much for your great work and consideration
2	5/17/2022	I would like to see the county work with the Georgia native plant society to relocate battle native species being disrupted by construction.
3	5/18/2022	I live right on the border of Sawnee and Etowah nodes off Dr Bramblett. Please explain how the new subdivision going in on Dr Bramblett (in Etowah) matches the goals stated? They are completely re-working the land, have taken down all vegetation. how is this huge development not going to impact traffic along Dr Bramblett? Plans sound nice on paper but in reality are a step behind developers objectives. How about a comprehensive plan to purchase and maintain undeveloped space? a tax for free space? I lived in Bucks County, PA for 16 years and this saved us from overdevelopment.
4	5/25/2022	<p>I am again requesting that Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland), be taken out of the regional node & put back into the McFarland Character or Campground Character Area. MPDs, apartments and townhomes do not fit this area. This area was in the McFarland Character area until March 2021, when the D3 Commissioner caused it to be moved to the McFarland/Shiloh regional node. The justification for the change was “blight” in the area, specifically the Commissioner pointed to a handful of trailers on Fowler Rd as the example. These trailers may be unattractive to some but they do not meet the legal definition of blight, nor does the rest of the area. GA code defines “blight” as two or more of the following: 1. Uninhabitable, unsafe or abandoned; 2. Inadequate provisions for ventilation, light, air, etc.; 3. An imminent harm to life or other properties caused by natural disaster; 4. The site is ID’s by EPA as a superfund site; 5. Repeated illegal activity on individual property; and 6. Maintenance of property is below state, county or municipal codes for at least 1 year after notice of code violation. Code also says “PROPERTY SHALL NOT BE DEEMED BLIGHTED BECAUSE OF ESTHETIC CONDITIONS.”</p> <p>Residents in this area have been blindsided by this change. The low/medium residential development in this is area nothing like development in the rest of the regional node. We should never have been moved to the regional node. The flood gates have been opened for future MPDs and potential for townhomes and apartments outside of MPDs with this Comp Plan update. The result is more strain on area schools, much more traffic, crime, etc. Quality of life, education and home values are stake and many residents will be pushed out of this area if we’re not taken back out of the regional node.</p>

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	Received	Message
5	5/25/2022	<p>I'm requesting the process for Comp Plan changes made between updates be which amended. The Comp Plan allows Commissioners to make changes between plan updates. I can appreciate they may need some flexibility, however this what allowed the D3 Commissioner to make a significant, harmful change to our area without community input. Having two public hearings provide for a one-way conversation only and isn't sufficient to help citizens understand the proposed changes and potential impact. There is little point in going through the Comp Plan update process & asking for Community when Commissioners can change anything they wish without real community input. My suggestion is changes only be brought to the BOC for a vote once a quarter. Any district commissioner that wants to bring forward changes must first have had a public participation meeting explaining all the proposed changes for that quarter so that citizens can ask questions. OR a Citizen Committee (not PCs) be formed to meet quarterly to review and vote on a recommendation prior to going to the Planning Commission. Those suggestions may not be practical, but the idea is to have citizen input rather than public hearings that are a one-way conversation.</p> <p>The MPD category does not work as intended in this county. The result is most end up being high density residential development with no the commercial. Developers are using this category to get high density rezonings they otherwise wouldn't be entitled to. It defeats the intention of the live, work community concept for which there is no recourse for the community. There have been attempts to try to deal with the challenges but they do not work. This is hurting our county and until or unless we find significantly better</p>
6	5/25/2022	<p>Mullinax Rd, Fowler Rd, & Union Hill Rd (on Mullinax side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. High-density residential development is inappropriate for a low/medium density area.</p>
7	5/25/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings but since hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>
8	5/25/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
9	5/25/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>



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Meeting Series 3 Input Summary

	Received	Message
10	5/25/2022	<p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area.</p> <p>I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p>
11	5/26/2022	<p>I would like to request that the Mullinax Rd, Fowler Rd, and Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I would like to also request that this update not include any other changes that would allow for future MPDs, apartments, townhomes, and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
12	5/26/2022	<p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area." The example we are confronting is the Kennemore Farm project next to my subdivision (Wyngate Pt) that is striking out of character to the existing neighborhood and at a much higher density than the surrounding neighborhoods.</p>
13	5/26/2022	<p>"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications." We now have to work with Planning and Zoning to minimize the impact of this massive high density development being squeezed into a much lower density area. Union Hill and Fowler Rds are not built for commercial traffic in particular.</p>
14	5/26/2022	<p>Regional Nodes D, J and M do NOT need to be extended over into existing residential communities and character areas with currently LOW density residential RES 3, RES 2, R1, R2R. Please remove the M regional node that was extended to include the entire Character Area - McFarland without the community's knowledge with in the McFarland /Union/Mullinax/Fowler Roads. Return it to the original map lines. This WAS Life Changing change for these current residents and they had no input. Thank you</p>
15	5/27/2022	<p>I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
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18	5/27/2022	<p>I'm requesting the Mullinax Rd., Fowler Rd., Union Hill Rd.(this side of McFarland Rd.) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartments, townhomes and Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
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21	5/27/2022	<p>I lived in this area for almost 10 years. I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also requesting that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area and will have significant negative impacts.</p>
22	5/27/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications. This is unacceptable.</p>



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23	5/27/2022	Take Mullinax, Fowler & Union Hill Rd (north of McFarland) back out of the regional node. Townhomes, apartments and Res6 housing don't belong in an area that has 1/3+ acre lots. No commissioner should be able to fundamentally change the face of an area without community knowledge or input. This area is nothing like the surrounding regional node and it most certainly is NOT blighted as the commissioner claims. There are a handful of trailers on Fowler and even they don't meet the legal definition of blight. This area does NOT need to be redeveloped, much less with MPDs. Hwy 9 yes. This area no.
24	5/27/2022	Does input from citizens really matter? When Commissioners can change the Comprehensive Plan with life changing implications, without community engagement, involving citizens in the update process seems pointless. In fact, this whole process seems to be steered with pre-planned results pushed by consultants and planning staff. It costs a lot of money to give citizens the illusion that what they say matters. This input period ending on a three day weekend means you're less likely to get feedback. Again, did the county really want our feedback? The MPD category is abused by developers. These developments are used for high density residential and the commercial is rarely built. A moratorium is needed until such time as the county can come up with ways to incentivize and condition these projects so the result is a live, work, play development.
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28	5/28/2022	I don't think the Kennemore properties belong in the Regional Node. I think the community was blind sided by this change and it's too high density for the surrounding areas at 2.3. One of my big concerns is if there has been enough environmental studies for this project. I bought my property in 1987 and the property at big creek below me was protected wet lands that's why i didn't buy it. Has that changed ? I have a 36" culvert under my driveway and 15 Yrs.ago it started going over the top when there was a large rain and under my basement garage door. There are two retention ponds in the design, at the side and back of my property. I have talked to Tom Sharpe about these flooding my property. He said the county has approved them and if there is a problem they will take care of it. Is that true? Also asked if he had insurance if there was a problem. Don't know. There is flooding on Fowler Rd. now at the at the protected wet lands. Whats going to happen when everything is under roof? The town homes are behind and on the side of me. Think there needs to be more studies.
29	5/28/2022	Can this Regional Node be postponed until there are more studies done on the impact of the community and the environment? I Don't think you realize how much water comes down threwhere.

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36	5/29/2022	I have recently come to understand that certain areas within Forsyth County were designated as high density potential development. I believe this action was taken without popular vote from the Forsyth County voter base. As a resident of South Forsyth, we already have 5 massive apartment complexes within a 4 mile radius and do not feel the need for any more. If you feel Forsyth needs more affordable, high density housing, please look to spread them throughout the county - not just a high density push within one small radius in South Forsyth.
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45	5/29/2022	<p>This plan needs to accommodate existing neighborhoods and unique features instead of planning of the area as greenfield development. It does not take into account the history or economy of existing population and has no seeming accommodations for people, no vehicle zones, or green spaces unless a developer has a budget dedicated to that token talking piece. Just because there is easy access to highways doesn't mean there needs to be business after business and high rise and restaurants. There are many existing counties adjacent to Forsyth that have built out like this and have been hollowed out and experience low occupancies in retail space, office spaces, etc.</p> <p>The process (put up a website and hope visitors come) and maybe hold a poorly advertised meeting is insufficient for a plan such as this. Billboards near highways should be beaming this out, posters at community parks, grocery stores, highly visible places that are unavoidable such that people can become actually aware. I was alerted to this by a neighbor otherwise this would go unnoticed by most people.</p>
46	5/29/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
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48	5/29/2022	<p>Promoting Green building practices should be put into effect now rather than 2027.</p>
49	5/29/2022	<p>Maximize emphasis on natural visual elements within FC, such as tree coverage and vegetation that conceals commercial developments from the road. Peachtree City, GA is a good model for these types of design. Open space and green space add valuable qualities to the overall community appearance.</p>
50	5/29/2022	<p>Promote high quality low density residential in order to retain high value communities. Discourage apartments in residential areas. Ensure that Mixed Use developments have the appropriate amount of commercial and that the commercial element be completed prior to the residential element. More emphasis should be put on incentivizing private landowners to create conservation easements with tax breaks and other benefits now, not in 2024. The natural land is fast disappearing and being flattened out. FC has many nice parks, but many more should be created in order to keep up with the rapid residential development. Parks and hiking trails should be created within certain distances of major residential areas. In general, slow down development to ensure high quality living in FC ! Just because there is money to be made in FC by encouraging rapid development doesn't mean that it should be taken advantage of as fast as possible. Thank you for this forum!</p>
51	5/29/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>



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66	5/29/2022	"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."
67	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. Also, the GreenSpace plan needs to incorporate wildlife preservation as a goal before it is too late.
68	5/29/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
69	5/29/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
70	5/30/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.
71	5/30/2022	I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.
72	5/30/2022	I would like to see the Fowler Rd, Union Hill Rd, and Mullinax Rd (north side of McFarland) be removed from the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I also want this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area. I am very frustrated with the change and want to see it corrected / put back.

Foster Forsyth 2022
Meeting Series 3 Input Summary

	Received	Message
73	5/30/2022	I request an amendment to the the process for Comprehensive Plan changes taking place in between formal Plan updates. Commissioners presently can vote on modifications after 2 public hearings. These hearings, as one-way conversations, are insufficient to provide citizens with a clear understanding of the proposed changes, and the potential impact. We need more insight and input. As an example, the March 2021 move of Fowler Rd, Union Hill Rd, and Mullinax Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node was not discussed in enough detail or understood well by the citizens present. I did not understand what this meant. It was moved from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing and our community was very surprised and frustrated by this. We needed a community meeting like those required for rezoning or the update process.
74	5/30/2022	I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd area not be allowed for commercial uses, ie. Retail and high density housing to promote slow traffic and neighborhood walkability between existing developments, existing and upcoming schools and libraries. This would require the area listed to either be granted special exception as part of the Shiloh/McFarland Regional Node or removed from the Node entirely. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area.
75	5/30/2022	I guess my general comment would be why go to all this trouble and expense if the county won't adhere to the policies it sets? Why set character areas if a developer can bully and bulldoze their way into areas not suitable, even with numerous conditions? I hope all the time, expense and effort on the part of the community member is worth it and the message is heard.
76	5/30/2022	<p>1) move community work on McFarland Regional node earlier than 2026; residents are upset; place moratorium on changes added until this is sorted out.</p> <p>2) Utilize MORE citizens in 'studies' before jumping to pay consultants. Citizens are brought in 2nd and they should be 1st.</p> <p>3) "Evaluate possibility of a smaller mixed-use zoning district to accommodate vision for mixed-uses in neighborhood nodes." I disagree. Mixed use is NOT working in Forsyth. Better idea - USE PROJECTS or overlays. Zone the mixed areas separately but still have a cohesive project. Run a study on how many have been successful and completed, especially the commercial or business component. NOT MANY!</p> <p>The allowance of MPDs in the neighborhood node is a one-off and is not looking at other solutions. Let a developer present a project in the form of an overlay. You are asking for Apartments on HWY 20 west when you allow an MPD designation. Rethink and go back to the drawing board.</p> <p>4) County wide branding - Move up in priority. Gateway / place branding was promised years ago; we need focus which encourages business to move to Forsyth; S. Forsyth underwent a study and NOTHING has happened except money paid to consultants and residents given promises. As far as S. Forsyth branding, the work is done, Chamber does not need any money toward this. Regarding larger county branding, Engage CITIZENS first, not CONSULTANTS first. Think about incorporating a public art initiative throughout the county and at gateways.</p> <p>5) Impact fees -Focus impact fees to be used within a 2 mile radius of the project</p> <p>6) Move research for Land Trust higher in priority; focus on all of the county not just undeveloped North Forsyth; some properties in South and West need preservation too.</p>



	Received	Message
77	5/30/2022	<p>1) Where did the MUC designations come from? I don't remember presentation of adding this. We are getting deeper into "mixed use" when these have not been working in the county. Projects are not complete with the exception of Halycon and the Collection and the upcoming Coal Mt. Center. ALL OF THESE are project / overlays and NOT using the 'mixed use' as has been defined.</p> <p>2) Commercial Corridors – Reduce the Union Hill commercial Corridor to reach from the Fulton line and stop at the McFarland Hwy. Do not cross over into residential to accommodate a special project.</p> <p>3) Go back to focusing on the commercial corridors versus expanding the ability for MPDs into residential areas using an expansion of the McFarland node.</p> <p>4) Hwy 20 on both sides of 20 should encourage Office Residential – Utilize homes along the road with updates and keep the feel of the area</p> <p>5) McFarland Node expansion</p> <p>6) Solutions for McFarland node after reducing to a community character area</p> <ol style="list-style-type: none"> The reason it was stated to expand the area was due to 'blight' Create and codify a visual blight definition Instead of forcing MPDs to remove blight, work with businesses on a 'vision' for the area. Maybe a signage initiative to create a 'brand' Strengthen the visual appeal of the corridors along HWY 9 and McFarland Encourage reinvestment in properties, including building renovations and or repurposing and improvements to landscaping Offer Free Junk removal days coordinated with the land fill, encourage community involvement and volunteer resources such as trucks to transport Investigate an improvement grant program with a 10% match etc. Provide access to capital for street-facing improvements, such as an awning replacement, repair of dilapidated façades, or signage Utilize strategic code enforcement to encourage clean up Investigate update to the UDC to look at a Uniform sign plan along Hwy 9 and McFarland to create a sense of business community
78	5/30/2022	<p>1) Changes to the Comp Plan should not take place without major community input. The language states the BOC can make changes. The public has not idea of the impact. Consider once a year or maybe even twice a year with a special called meeting AT NIGHT for public input. The McFarland node change was not well advertised.</p> <p>2) Because the PC and BOC will be voting on this and take public comment, please publish all comments (redacted) so they can be seen by the public prior to the meeting.</p>
79	5/30/2022	<p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area.</p>
80	5/30/2022	<p>I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p>

Foster Forsyth 2022
Meeting Series 3 Input Summary

	Received	Message
81	5/30/2022	I'm requesting the Mullinax, Fowler, and Union Hill Rds. Area be taken out of the Shiloh/McFarland regional Node and returned to the McFarland Character area. I am also requesting that this update not include any other changes that would allow future MPDs, apartments, townhomes and residential housing in this area. This kind of high density residential development is inappropriate for a low/medium density area!
82	5/30/2022	I don't think a high density node belongs in this area. It doesn't conform with the existing neighborhoods and homes.
83	5/30/2022	We need to be very careful about not overcrowding Post Road. Do NOT want to see the Polo Field become a place for housing. Keep the soccer field for our kids.
84	5/30/2022	Stop the high density development in 1) Mullinax and Fowler Road area 2) Pilgrim Mill at Holtzclaw Road.
85	5/31/2022	<p>I was locked out in the middle of trying to put my response in the Forsyth County Comp Plan Feedback.</p> <p>"I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd (this side of McFarland) area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p> <p>"I'm requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications."</p>
86	5/31/2022	<p>Dear Sir or Madam,</p> <p>I'm requesting the Mullinax Rd, Fowler Rd, & Union Hill Rd area be taken back out of the Shiloh/McFarland Regional Node and put back into the McFarland Character Area. I am also asking that this update not include any other changes that would allow future MPDs, apartment, townhomes & Res6 housing in this area. This kind of high-density residential development is inappropriate for a low/medium density area."</p> <p>I'm also requesting the process for Comprehensive Plan changes taking place in between formal Plan updates be amended. Currently, Commissioners can vote on changes following two public hearings. Because hearings are a one-way conversation, they aren't sufficient to help citizens understand the proposed changes, potential impact, and to give input. Just one example is the March 2021 move of Mullinax Rd, Fowler Rd, & Union Hill Rd from the McFarland Character Area to the Shiloh/McFarland Regional Node. The community has been blindsided by the fact it was taken from low/medium density residential to high density with MPDs, apartment, townhomes and Res6 housing. There should have been a community meeting similar to those in the update process or those required for rezoning applications.</p> <p>With best regards,</p>



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Appendix C.

Inventory and Assessment

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Inventory and Assessment Context for Growth Planning

JANUARY 19, 2022



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Section 1.

INTRODUCTION

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Introduction

Document Overview

The Inventory and Assessment provides a basis for examining current priorities and potential adjustments to Forsyth County's strategy for future growth. It examines the latest data and makes observations about how recent County plans and initiatives relate to the vision and goals of the Comprehensive Plan. The document focuses on changes since the 2017 Foster Forsyth Comprehensive Plan major update, including demographics, economics, land development, and related infrastructure plans. The County's economic strategy and infrastructure plans for water and sewer, transportation, and recreational spaces will play an important role in where and what type of development and investment occurs in the County and must be closely coordinated with land use policy to facilitate the community's vision for the future.

This document provides an educational resource to help community members develop a baseline understanding of how the County has changed since the last update to the comprehensive plan. Throughout the planning process, the public will be invited to participate in activities to explore opinions around current trends and future growth. The preliminary list of needs and opportunities included at the end of this document will be refined with Steering Committee guidance and input from the public. As the County continues to transition from a rural to a suburban setting, community planning will be of utmost importance for refining community priorities and preferences and fostering responsible development.

WHAT'S INSIDE?

1. Why & What

2. Our Foundation
& Accomplishments

3. What's Changed
& New

4. Aligning Plans
& Conversations



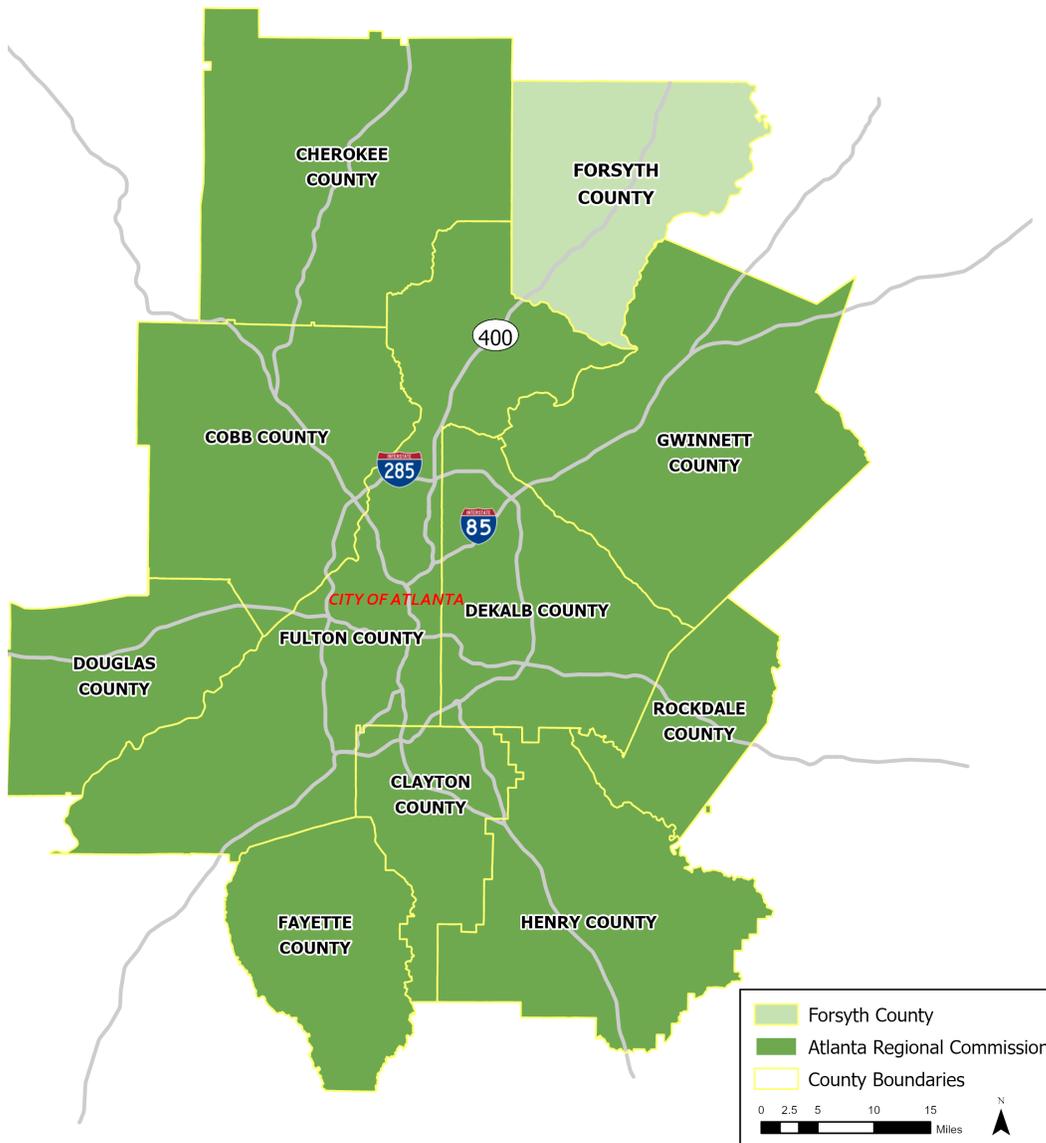
Forsyth County in 2021

Forsyth County is a rapidly growing and diversifying community, which reflects a continued trend from the last comprehensive plan update. From 1980 to 2020, the County’s population increased by almost 800 percent, and between 2010 and 2020, the population grew by roughly 43 percent. State Route (SR) 400, which serves as the north-south spine of the County, is one of the primary reasons for the growth, as it is a major connector between the County’s residential areas and job centers in metro Atlanta. The County’s highly rated school system and the abundance of recreational areas, such as Lake Lanier, the Chattahoochee River National Recreation Area, and the Sawnee Mountain

Preserve, play an important role in attracting more people and families to Forsyth County.

Forsyth County’s tremendous growth has furthered the County’s shift from a rural to a suburban community. In July 2021, Forsyth County joined the Atlanta Regional Commission, recognizing that the growth dynamics in Forsyth County have a significant impact on the Atlanta Region. Some of the Atlanta Regional Commission’s major efforts in the next 20 years focus on ensuring a sustainable water supply, promoting smart transportation investments, and increasing access to housing affordability and jobs. Forsyth County’s decisions around these initiatives will contribute to the region’s competitiveness and quality of life.

Map 1. Regional Context



Section 2.

CURRENT COMPREHENSIVE PLAN

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Current Comprehensive Plan

Highlights

The existing comprehensive plan, Foster Forsyth 2017 – 2037, was the result of an in-depth community visioning process that reworked Forsyth County’s growth management approach by emphasizing preservation and development of community character, quality design and development, and natural resource conservation. The 2017 update also highlighted the need to balance the County’s tax base by attracting more commercial uses to promote a better balanced live/work environment and facilitate a tax base that is less reliant on residential taxes.

Conversations with County leadership indicate that the base vision, goals, and overall growth management strategy of Foster Forsyth, as follows, remain relevant and on-point. A base understanding of these items provides an essential foundation to refining the future land use policies, priorities, and work plan in this 2022 plan update.



Forsyth County, State of the County, 2021

Vision Statement

Forsyth County will promote responsible use of our natural assets and green space while advancing a balanced growth management strategy that strengthens and sustains quality of life for everyone.

Six Overarching Goals

1. Invest in Our Quality of Life
2. Improve Mobility
3. Enhance Community Character
4. Expand Infrastructure that Furthers Our Vision for Growth and Development
5. Facilitate Job Opportunities
6. Maintain and Expand Greenspace

The 2022 update will maintain and build upon the framework from the last plan, including the vision statement and six overarching goals.



Future Land Use

The Foster Forsyth Comprehensive Plan 2017-2037 established the 11 character areas the County currently uses, as depicted in **Map 2**.

For each character area, the plan provides a narrative that includes elements that are intended to facilitate appropriate development, redevelopment, or conservation that includes uses, visual character, and development intensity. Each narrative provides the following:

- A map and general description of the character area
- Goals, strategies, and approaches to guide future development and help enhance each area's character and sense of place within the County
- Appropriate zoning classifications
- Performance standards, including intensity scales that reflect input from the community and refinement by the Board of Commissioners prior to the plan's adoption in 2017

In addition, county-wide standards are identified and grouped into General Standards, Non-Residential Standards, and Residential Standards. These apply to all character areas, in addition to specific narratives for each one.

In addition to character areas, the comprehensive plan identifies three types of development nodes. These nodes are seen as the center of each character area, and their classification as regional, community, or neighborhood depends upon the scale of future development envisioned. Commercial development within each character area is intended to be focused within these nodes or at intersections along major corridors when located outside of nodes. This approach to future development will aid the County in continuing to preserve its established residential and agricultural areas while allowing for the promotion of economic development and balancing of the tax base.

The following are the existing nodes, which are also depicted with solid lines overlaying different character areas, in **Map 2**.

Regional Nodes

- McFarland/Shiloh Rd.
- South GA 400/Highway 141
- Hammond's Crossing

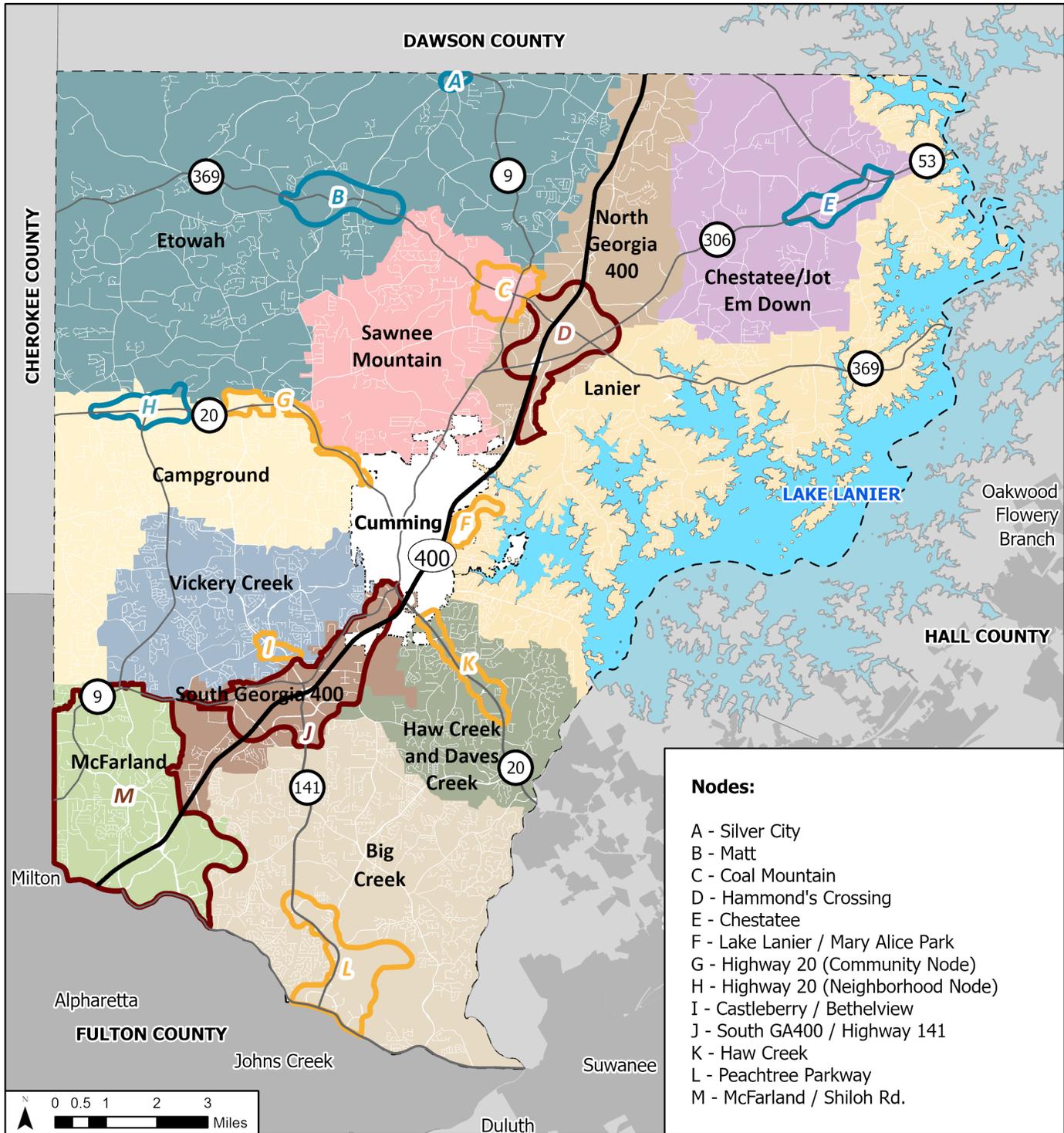
Community Nodes

- Peachtree Parkway
- Castleberry/Bethelview
- Haw Creek
- Coal Mountain
- Lake Lanier/Mary Alice Park
- Highway 20

Neighborhood Nodes

- Silver City
- Matt
- Chestatee
- Highway 20

Map 2. Character Areas and Development Nodes



Legend

Character Areas

- Big Creek
- Campground
- Chestataee/Jot Em Down
- Etowah
- Haw Creek and Daves Creek
- Lanier
- McFarland
- North Georgia 400
- Sawnee Mountain
- South Georgia 400
- Vickery Creek

Node Type

- Community
- Neighborhood
- Regional



Issues and Opportunities

Foster Forsyth 2017-2037 organized issues and opportunities under nine topics. Key themes in these topical areas are covered below.

Transportation

Congestion on GA-400,
Need more active transportation choices,
Need improved connectivity,
Need regional transit connections

Land Development

Growth outpacing infrastructure,
Lack of walkable town centers,
Lack of architectural guidelines,
Need for beautification in key locations

Housing

Lack of variation in housing stock for different lifestyles and income levels,
Desire to enhance the quality of medium-density housing
Need to facilitate multi-generational housing

Economic Development

Need more professional employment opportunities,
Need corporate headquarters,
Insufficient suitable space for office and light industrial,
Desire for more convenient quality retail

Government

Growth outpacing infrastructure,
Lack of walkable town centers,
Lack of architectural guidelines,
Need for beautification in key locations

Environment

Preserve natural resources,
Prevalence of clearcutting points to a need for a stronger tree protection ordinance and amendments to mass grading requirements,
Regional water supply

Culture and Recreation

No central gathering spaces,
Lack of entertainment destinations and cultural art facilities,
Need to maximize Lake Lanier as a County asset,
Desire for additional greenspace and recreation

Other

Limited appeal for young professionals,
Accommodations for increasingly diverse population

The County's growth and development-related needs and opportunities will be revisited and updated with the Steering Committee and the broader community as a part of Foster Forsyth 2022. Updating these will ultimately drive recommendations and actions items to be included in a five-year work program.

2017-2021 Accomplishments

A final, critical element of Foster Forsyth 2017 -2037 is the Community Work Program, which provides a series of short-term actions to facilitate the vision for future growth and development and advance priority needs and opportunities identified through the community engagement process. Between 2017 and 2021, the County accomplished several of these priority initiatives identified in the 2017-2021 Community Work Program, as shown in the list shown below.

2017-2021 Community Work Program Accomplishments

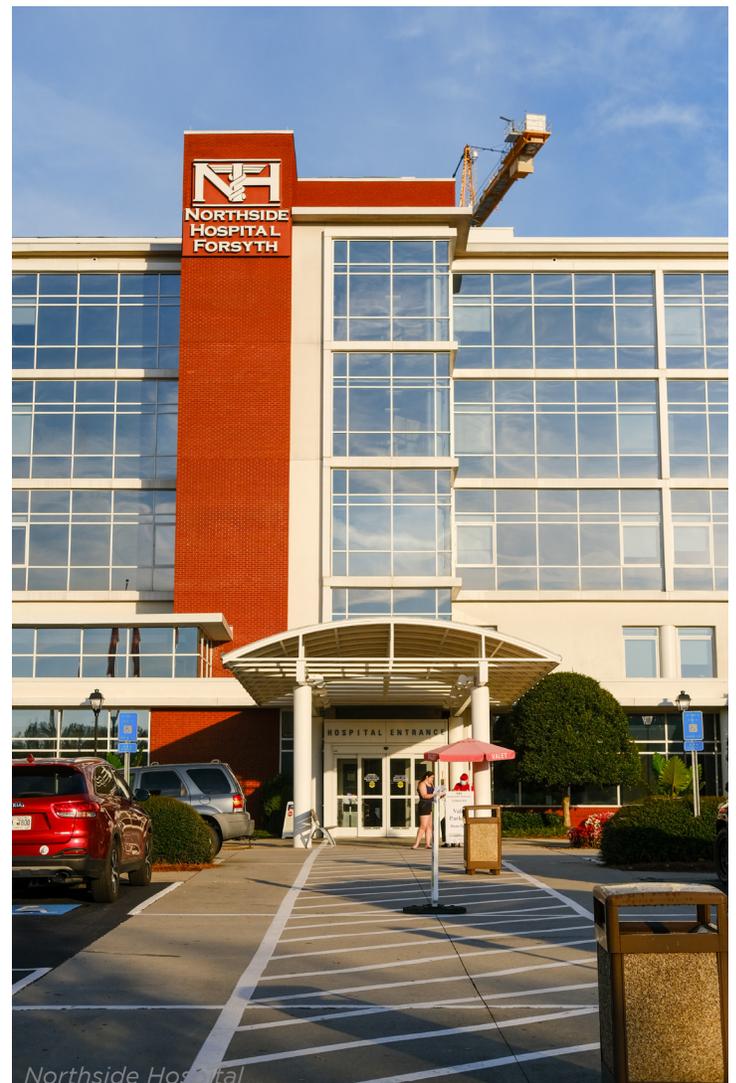
- Tree Ordinance, Soil Erosion & Sedimentation Control Ordinance and Low-Impact Stormwater Incentives were adopted in tandem to protect more trees, reduce mass grading for residential subdivisions, and encourage the use of low impact stormwater practices within the Unified Development Code.
- County-wide residential design standards were adopted for Res 2, Res 3, and Res 4 zoning districts to encourage quality development.
- Residential and commercial design standards were adopted for South Forsyth. In addition, placemaking and branding recommendations were prepared for community consideration. These projects were coordinated together as a subarea planning initiative in an effort to promote community identification and distinctive design.
- Coal Mountain Design Overlay was adopted.
- North Subarea Trails Master Plan was adopted, which focuses on trail networks from the Etowah River to Lake Lanier. This plan supplements bike/pedestrian facility planning as identified in the County's transportation plan by focusing on east-west trail connections north of the City of Cumming that link recreational destinations to residential and commercial land uses.
- Conservation subdivision requirements were reformulated in terms of design requirements, open space incentives and procedural processes. The purpose of the changes was to better leverage a conservation option as well as to improve the quality of site designs and open space preservation.
- Commercial corridors were formally identified across the county and their relationship with existing design overlays was analyzed to identify needs to expand the scope or area of current overlay districts per Board direction.
- Completed Senior Demographic Study that provided a housing and fiscal assessment focused on the county's senior population.
- Economic Development Strategic Plan and Economic Development Ordinance adopted.
- Department of Building and Economic Development was created and webpage established to communicate department responsibilities and activities.
- The South Forsyth Community Improvement District was established.
- New Mixed-use Center District (MCD) and Mixed Residential District (MRD) were adopted.



The County also accomplished several related growth management projects. Although these projects were not specifically identified in the 2017 plan update, they demonstrate the County's ongoing commitment to well-managed growth that is responsive to community concerns and goals.

2017-2021 Related Accomplishments

- Building height requirements aligned with character area design guidelines.
- Design standards for single family attached and multi-family (apartments) residential products adopted.
- Short term rental regulations established
- Special Event Facility and Agritourism use permissions and associated requirements within the A1 zoning district adopted.
- Large lot incentives in A1 and Res1 zoning districts adopted.
- County-wide residential standards made applicable to R2R, CR1, CR2 and LR zoning districts.
- Micro-breweries and micro-distillery use permissions and associated requirements adopted.
- Mobile vending, mobile food units, seasonal sales and temporary vending requirements adopted.
- Separation distance requirement for self-storage businesses adopted.
- Modifications to vehicle sales dealerships, vehicle rental establishments, automobile service establishments and car washes
- Adopted existing design overlay boundary extensions and scope modifications per Board of Commissioners direction.



Section 3.

CONTEXT OF CHANGE

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Context of Change

Overview

To properly plan for and account for future growth, population trends, local economic development goals, planned infrastructure projects, and related community investments must be considered in tandem. By doing so, a more comprehensive picture of interrelated factors that drive and influence growth may be referenced to optimally plan for the future.

This section provides an overview of key influences that will shape future growth and will play a role in furthering a high quality of life for the future. Topics include the following:

- Demographic Trends
- Economic Snapshot
- Land Use and Development Patterns
- Natural Resources
- Water and Sewer Context
- Parks and Recreation Resources
- Transportation Context

Demographic Trends

Demographics play a key role in planning for the future. As Forsyth County grows, it is prudent to analyze trends to identify needs of different segments of the population. For instance, an aging population requires housing options that are suitable to their lifestyles. Different racial and ethnic groups need cultural resources in order to feel welcome in the community. A review of demographic data is essential for understanding the current makeup and projected population so that Forsyth County can make planning decisions for the benefit of all constituents.

This Assessment presents the most recent data available for community demographic and economic topics. As of the writing of this report, the U.S. Census Bureau had only released 2020 Decennial Census data for population counts, racial and ethnic breakdowns, and some housing statistics.

The American Community Survey estimates help fill in the gaps and provide a fuller picture of Forsyth County's current makeup. To understand Forsyth County's role in the Atlanta region and the state of Georgia, the Assessment compares Forsyth with neighboring counties and to the state overall. Four counties bordering Forsyth—Hall, Cherokee, Fulton, and Gwinnett—were selected as peer communities due to similar growth patterns and anticipated future development.

The U.S. Census Bureau recently published the 2020 population data from the Decennial Census, which is conducted every ten years. For the 2017 Comprehensive Plan update, population estimates from the U.S. Census Bureau's American Community Survey were utilized to estimate the County's characteristics.



Population

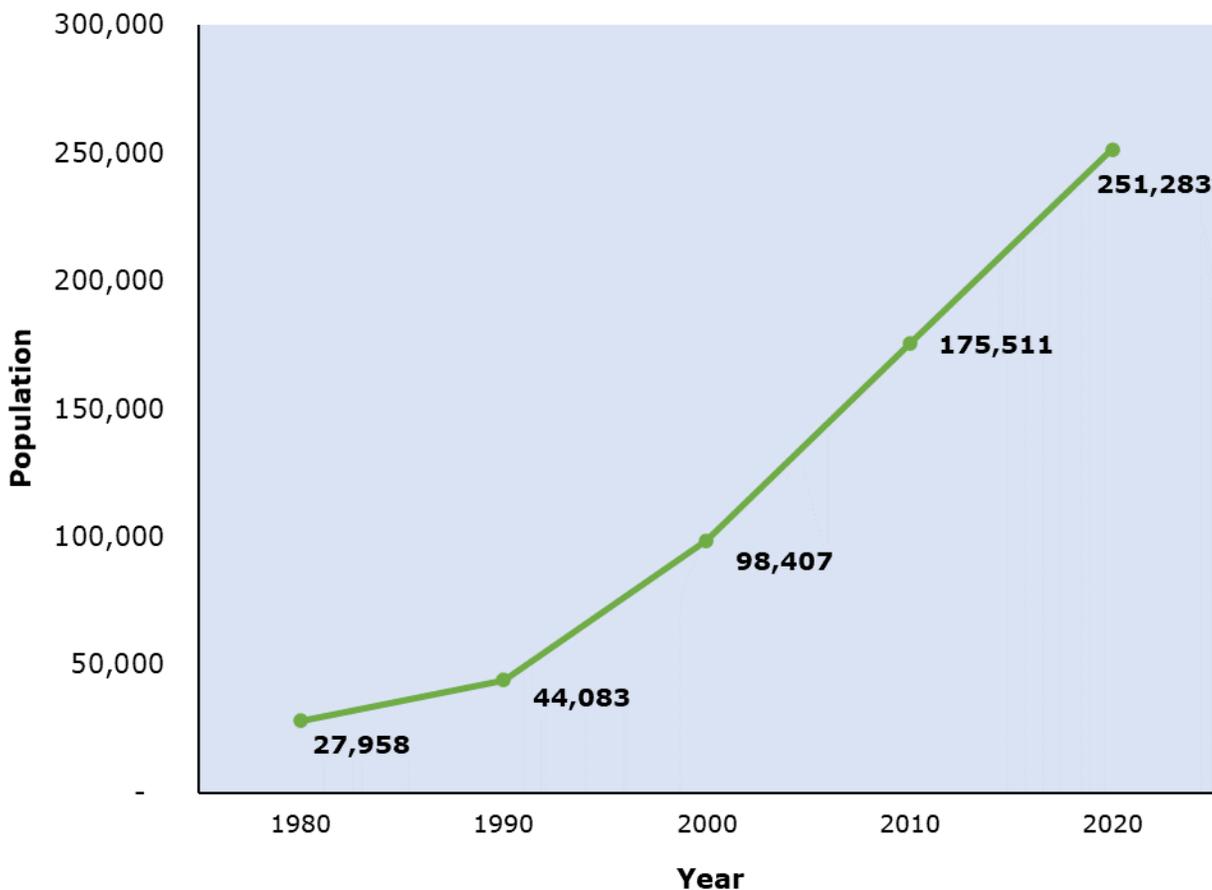
Forsyth County has experienced remarkable growth from 1980 to 2020. At each reporting of the Decennial Census, Forsyth County has been among the fastest growing counties in Georgia. In 2020, Forsyth County's growth was second fastest in the state.

As can be seen on the **Map 3**, the southern portion of Forsyth County is much more dense than north Forsyth. The areas between SR 141 and SR 20 as well as those just southwest of the City of Cumming and west of SR 365 are some of the most densely populated areas. This density coincides with the location of major residential developments including Vickery, Windemere, and

other pockets of residential subdivisions. Several Census Block Groups in the northern part of the County have less than 500 people per square mile.

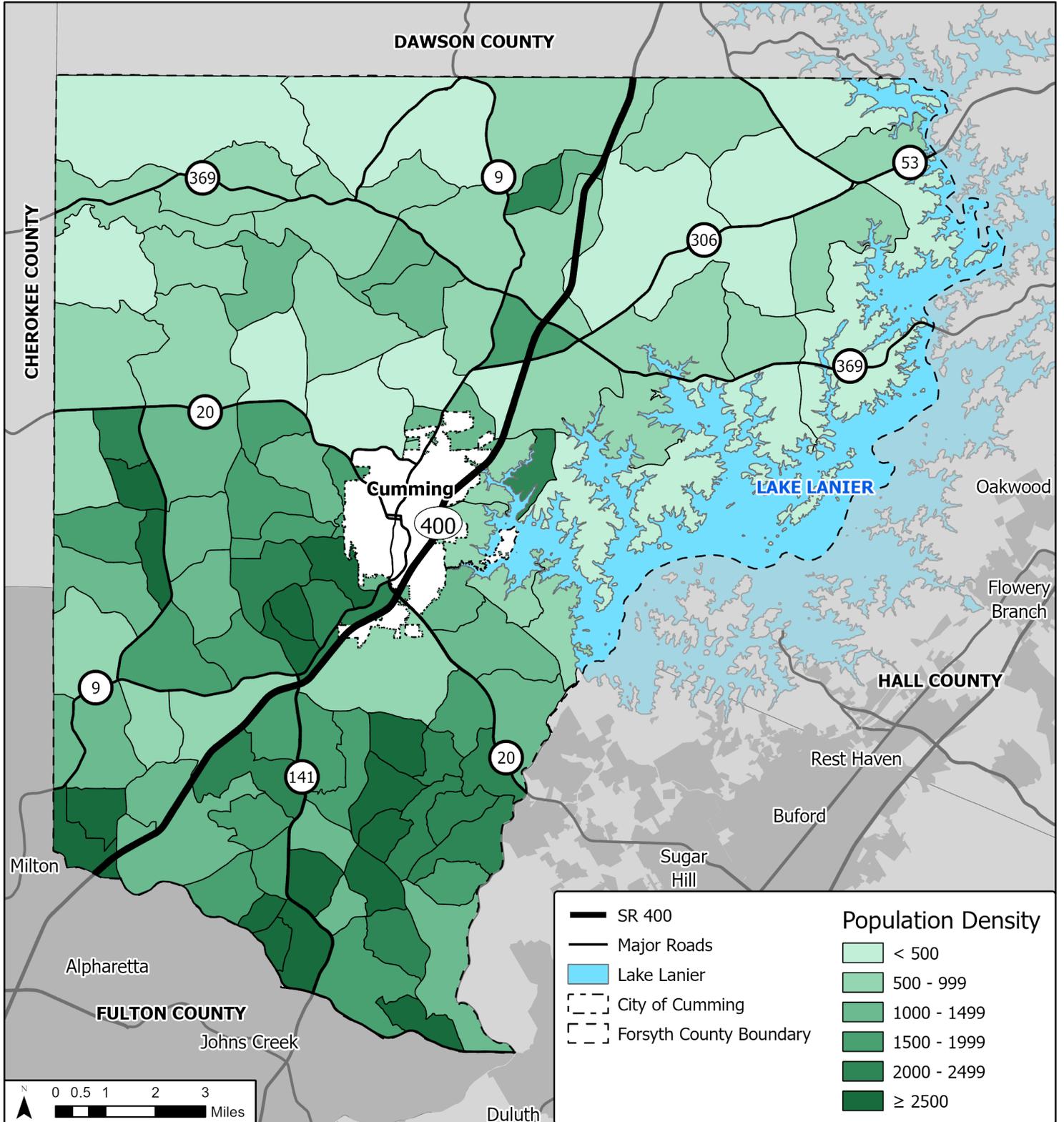
Map 4 shows an interesting growth pattern. While many Census Block Groups in south Forsyth have absorbed a lot of the growth, there has also been strong growth north of Cumming in the Census Block Groups in proximity to GA-400, SR-9, and SR-369, reflecting the important role that transportation infrastructure has on the County's residential development patterns.

Figure 1. Population Growth



Source: U.S. Census Bureau, 1980, 1990, 2000, 2010, 2020 Decennial Census

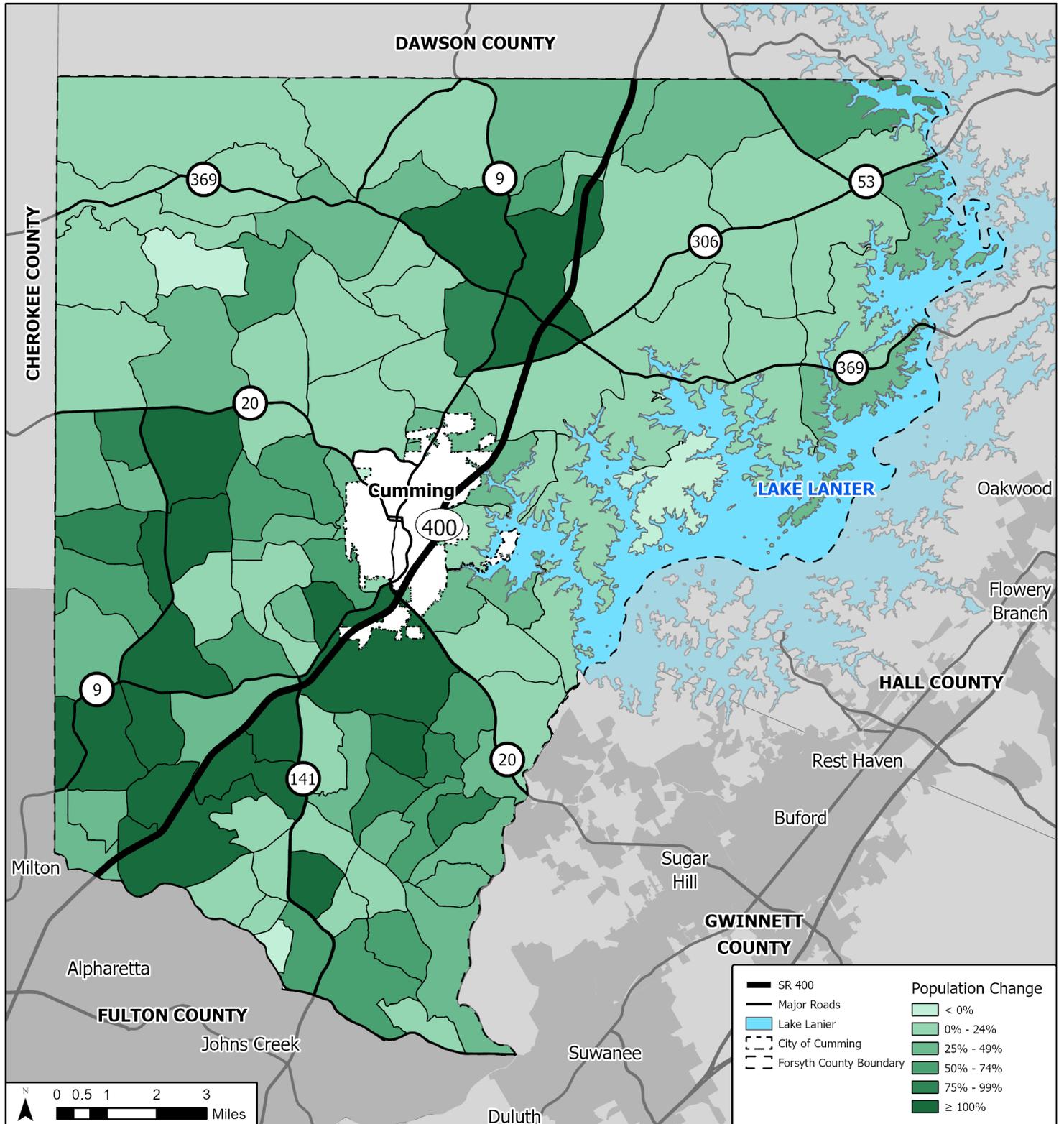
Map 3. Population Density, 2020



Data Source and Notes: ESRI, U.S. Census Bureau 2020 Decennial Census. Population Density Statistics are based on 2020 Decennial Census Block Group populations and areas in square miles.



Map 4. Population Change, 2010 to 2020



Data Source and Notes: ESRI, IPUMS NHIGS, U.S. Census Bureau 2010, 2020 Decennial Census. Population Change Statistics are based on 2010 and 2020 Decennial Census Block populations. Geographic Crosswalks from IPUMS NHIGS were used to analyze Census Block geographic boundary shifts between 2010 and 2020.

Race, Ethnicity, and Place of Birth

Since 2010, Forsyth County has grown significantly more racially and ethnically diverse, as demonstrated by numbers in **Table 1**.

The Asian population has increased by over 300 percent and now represents 18 percent of the total population in the County. Among Georgia counties, Forsyth has the highest ratio of the Asian population compared to the overall population (U.S. Census Bureau, Census Infographics and Visualizations, “Race and Ethnicity in the United States: 2010 Census and 2020 Census”). See **Table 2** for the Georgia counties with the highest Asian population share.

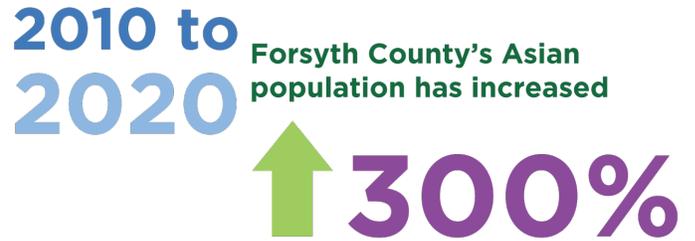


Table 1. Forsyth County Racial Composition, 2010 to 2020

Race	2010		2020		2010 to 2020
	Count	Percent	Count	Percent	Percent Change
White	149,946	85.4%	163,687	65.1%	9.2%
Black or African American	4,510	2.6%	10,721	4.3%	137.7%
American Indian and Alaska Native	575	0.3%	1,017	0.4%	76.9%
Asian	10,925	6.2%	45,203	18.0%	313.8%
Other	6,679	3.8%	10,362	4.1%	55.1%
Two or more races	2,876	1.6%	20,293	8.1%	605.6%
Total	175,511		251,283		43.2%

Source: U.S. Census Bureau, 2010, 2020 Decennial Census

Table 2. Georgia Counties with Highest Percent Asian Population as Compared to Total County Population

Rank for Percent Asian	Jurisdiction	Percent Asian
1	Forsyth County	18.0%
2	Gwinnett County	13.3%
3	Fulton County	7.6%
4	Dekalb County	6.6%
5	Cobb County	5.6%

Source: U.S. Census Bureau, 2020 Decennial Census



All minority racial groups in Forsyth County grew by over 50 percent between 2010 and 2020, while the white population only grew by 9.2 percent. From 1990 to 2020, Forsyth County’s white, non-Hispanic population share decreased from 92 percent to 65.1 percent. As shown in **Table 3**, from 2010 to 2020, Forsyth County’s Hispanic population saw a 52.4 percent total increase, but the share only slightly increased from 9.4 to 10.0 percent.

It is also notable that Forsyth’s population identifying as two or more races grew by over 600 percent in the last decade. The U.S. Census Bureau reported that across the nation, the multiracial population categories in the 2020 Decennial Census increased more than the single-race categories (U.S. Census Bureau, “2020 Census Illuminates Racial and Ethnic Composition of the Country”).

From 2010 to 2020, the multiracial population in Georgia increased by 259 percent, which tracks with the national multiracial population growth

of 267 percent. Additionally, the American Community Survey estimates that over the past decade, Forsyth County’s foreign-born population has been growing steadily, with a 17.5 percent population share in 2019, up from 12.8 percent in 2010.

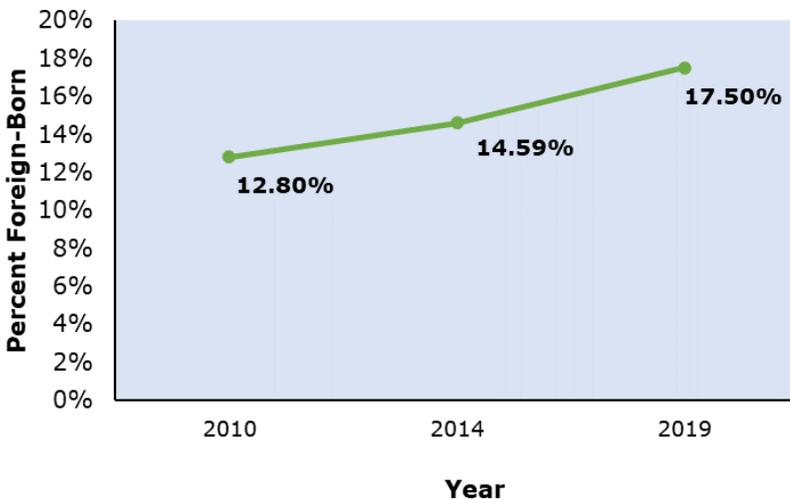
The racial and ethnic shifts in Forsyth County have major implications as the County continues to grow. New services, such as educational offerings in different languages, may be needed to help diverse populations prosper. It is also important to consider cultural needs with respect to housing. The Pew Research Center reports that the Asian population is more likely than the general public to live in multi-generational households (Pew Research Center, “A Record of 64 Million Americans Live in Multigenerational Housing”). This finding points to a further need for Forsyth County to provide housing types that accommodate multiple generations.

Table 3. Hispanic Population, 2010 to 2020

	2010		2020		2010 to 2020
	Count	Percent	Count	Percent	Percent Change
Hispanic or Latino	16,550	9.4%	25,226	10.0%	52.4%

Source: U.S. Census Bureau, 2010, 2020 Decennial Census

Figure 2. Foreign-Born Population Trend



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates 2010, 2014, 2019

Age Distribution

Forsyth County has the second-highest median age among the counties in the peer group analyzed. From 2010 to 2019, Forsyth’s median age increased from 36.9 to 38.5. Forsyth’s high percentage of age groups not typically in the labor force indicates that there is pressure on the working-age population to provide for their families and balance the challenges of working and raising a family.

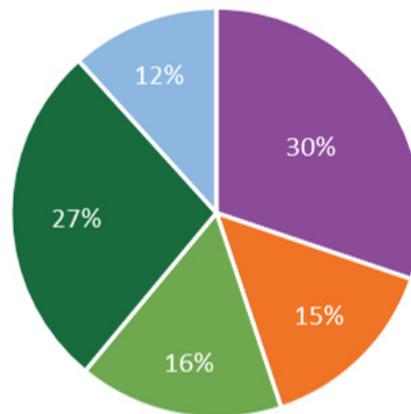
The Baby Boomer (65+) and youth (0-19) represent the largest segments of the population, which has major implications for Forsyth County. The County’s highly-ranked schools likely explain the large percentage of the youth population. As this population continues to grow, the Forsyth County Schools will need to plan accordingly to continue scoring well on the metrics that make it a strong school system, such as student-teacher ratios, which in turn makes the County a desirable location for families to locate and invest.

The County should also consider policies and programs focused on the elderly population, particularly as the Baby Boomers continue to age. The aging population will need lifecycle housing options, transportation services, and access to healthcare.

MEDIAN AGE

Cherokee County	38.7
Forsyth County	38.5
Hall County	36.7
Fulton County	35.5
Gwinnett County	35.3

Figure 3. Age Distribution



■ 0 - 19 ■ 20 - 34 ■ 35 - 44 ■ 45 - 64 ■ 65+

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates 2019



Educational Attainment

Statewide, Forsyth County has the highest percent of residents aged 25 and over with a bachelor’s degree or higher (53.1 percent), with Fulton County close behind at 52.9 percent. The other counties in the five-county peer group have markedly lower percentages for this measure, which suggests that Forsyth and Fulton Counties have a competitive advantage. Educational attainment is closely tied to the types of jobs available and provides an economic edge that should be leveraged to attract employers and jobs. The next section will explore the economic landscape that contributes to these statistics.



University of North Georgia, Cumming Campus

Table 4. Educational Attainment in Forsyth and Peer Counties

	Percent of Adults (25+) whose Highest Education Completed is a Bachelor’s Degree or Higher	Percent of Adults (25+) whose Highest Education Completed is Less than High School
Forsyth County	53.1%	7.0%
Fulton County	52.9%	7.4%
Gwinnett County	36.9%	12.3%
Cherokee County	38.2%	7.9%
Hall County	24.5%	20.9%

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates 2019

Statewide, Forsyth County has the highest percent of residents aged 25 and over with a bachelor’s degree or higher (53.1%).

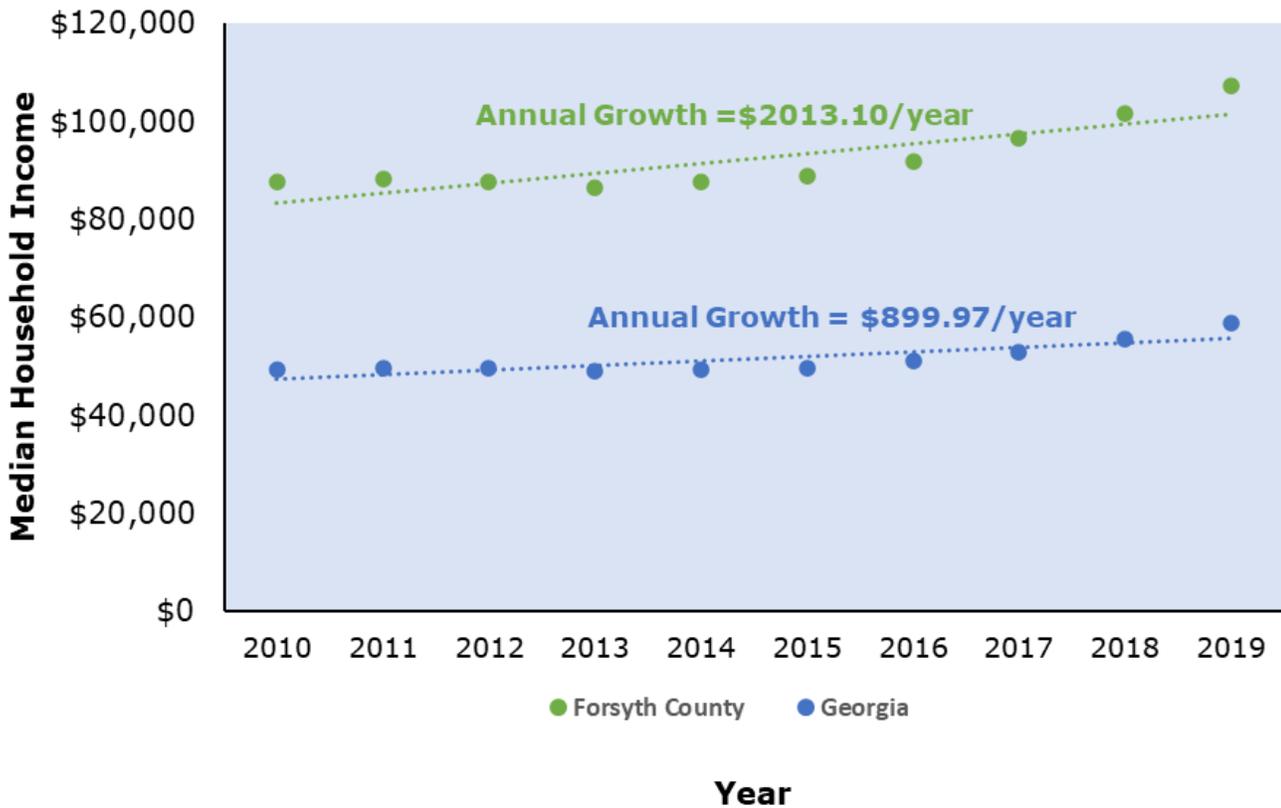
Economic Snapshot

Economic trends provide important perspective on historical and future growth patterns. It is critical to continue making investments in economic development so that the next generation has the tools needed to be successful. This comprehensive planning effort will build on the 2019 Forsyth County Partnership’s Economic Development Strategic Plan by identifying ways to better align the land use policy with economic goals.

Income

Forsyth County has the highest median household income of all counties in Georgia. In 2019, Forsyth’s median household income was \$107,281, compared to Georgia’s median household income of \$58,700. Between 2015 and 2020, the income growth rate in Forsyth County rose more sharply than the income growth rate in Georgia, as demonstrated in **Figure 4**.

Figure 4. Median Household Income Trend



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2010 - 2019



Labor Force

As of July 2021, Forsyth County had 122,692 employed residents, and its unemployment rate was 2.0 percent. The state of Georgia’s unemployment rate as of July 2021 was 3.7 percent (“Civilian Labor Force Estimates” report from the Georgia Department of Labor Workforce Statistics & Economic Research).

Forsyth County has experienced growth in the number of jobs and the percentage of employed residents. In August 2020, the County’s unemployment rate was 4.4 percent, which was notably lower than the state’s unemployment rate at the time, which was 7.0 percent. In the Atlanta region, Forsyth County’s job growth was second to Cherokee County, as shown in **Figure 5**.

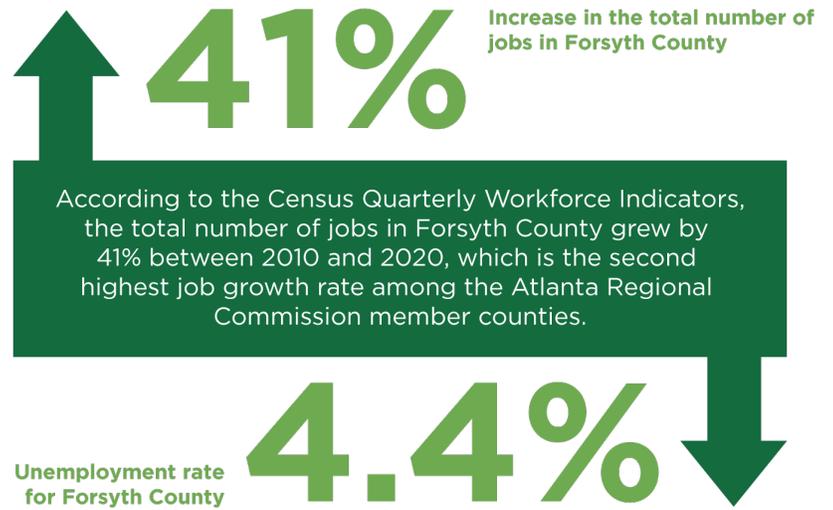
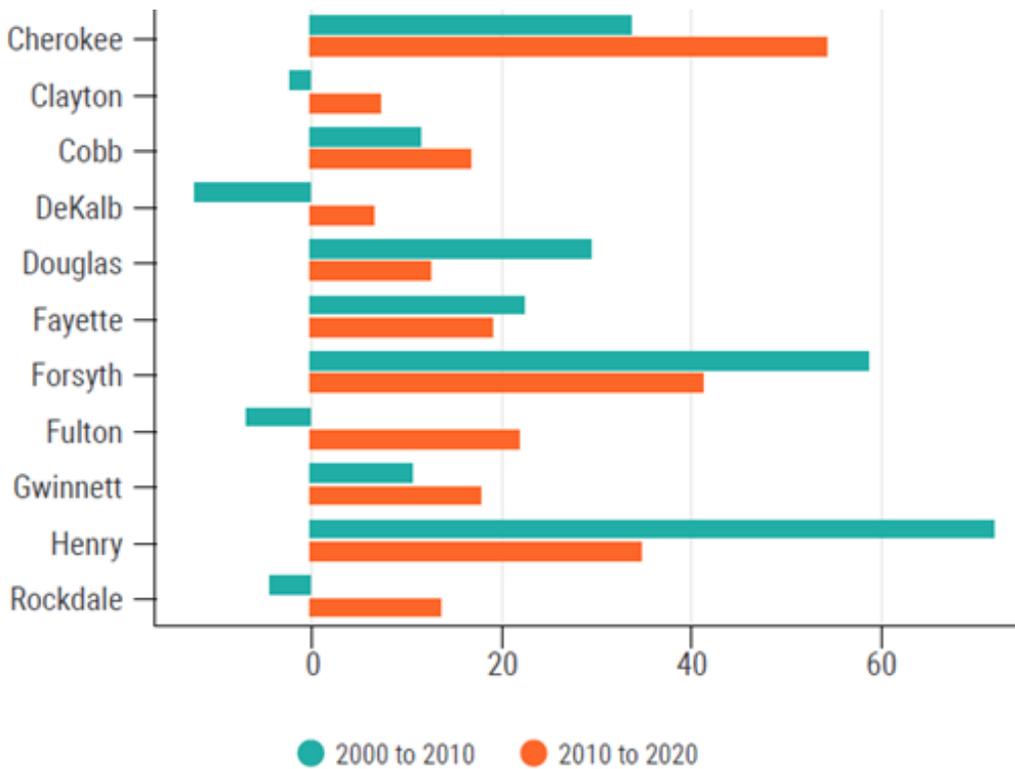


Figure 5. Atlanta Region’s Percent Change in Jobs, 2010 to 2020



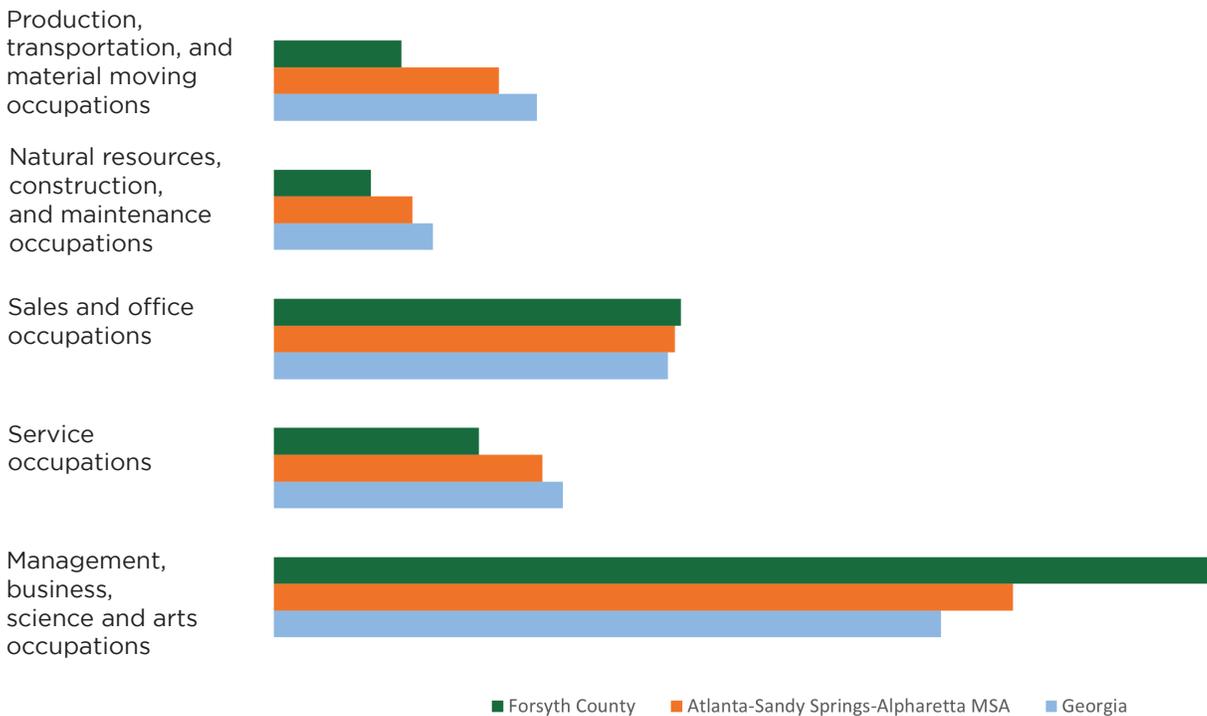
Source: Atlanta Regional Commission, “Forsyth County Fast Facts,” Census Quarterly Workforce Indicators

Industry and Business Characteristics

Figure 6 shows that about 54 percent of Forsyth County’s workforce work in the “Management, Business, Science, and Art” occupation category, which represents 60,817 people. The second-highest occupation segment is “Sales and Office,” which has a total of 26,465 people employed, or 23 percent of Forsyth County’s labor force total.



Figure 6. Workforce by Occupational Categories



Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019



Economic Development Strategic Plan

The Forsyth County Partnership, which consists of the Forsyth County Board of Commissioners, the Development Authority of Forsyth County, and the Forsyth County Chamber of Commerce, led the creation of the Forsyth County Economic Development Strategic Plan in 2018. This plan was a response to one of the actions called for in the previous Foster Forsyth Comprehensive Plan Update. The purpose of the Economic Development Strategic Plan is to guide actions that will aid Forsyth County in realizing increased economic prosperity and a better quality of life for all.

The Economic Development Strategic Plan looked at industries and occupation categories where Forsyth County has a competitive advantage. An indicator called a location quotient is used to show where more jobs are concentrated in Forsyth compared to the state and the nation overall. The occupations where Forsyth has the strongest location quotients are Construction & Extraction, Architecture & Engineering, and Computer & Mathematical. Other County occupational strengths, including management, production, and others, are demonstrated by a location quotient higher than one as depicted in **Figure 7**.

Figure 7. Forsyth County Workforce by Occupational Categories

COMPARISON OF FORSYTH COUNTY WITH SELECTED GEOGRAPHIES AND US

SOC Code & Description	Forsyth County	Georgia	US
47 Construction & Extraction	1.52	0.87	1.00
17 Architecture & Engineering	1.44	0.85	1.00
15 Computer & Mathematical	1.43	1.10	1.00
11 Management	1.20	1.07	1.00
51 Production	1.16	1.12	1.00
41 Sales & Related	1.11	1.05	1.00
35 Food Preparation & Serving Related	1.09	1.02	1.00
25 Education, Training, & Library	1.08	1.01	1.00
27 Arts, Design, Entertainment, & Media	1.01	0.94	1.00
13 Business & Financial Operations	0.97	1.04	1.00
49 Installation, Maintenance, & Repair	0.94	1.08	1.00
53 Transportation & Material Moving	0.93	1.22	1.00
37 Building/Grounds Cleaning & Maint.	0.90	0.92	1.00
29 Healthcare Practitioners & Technical	0.89	0.95	1.00
43 Office & Administrative Support	0.89	1.00	1.00
31 Healthcare Support	0.72	0.82	1.00
21 Community & Social Service	0.69	0.83	1.00
39 Personal Care & Service	0.66	0.71	1.00
23 Legal	0.65	0.89	1.00
19 Life, Physical, & Social Science	0.49	0.66	1.00
33 Protective Service	0.48	1.03	1.00
45 Farming, Fishing, & Forestry	0.23	0.68	1.00

Source: Forsyth County Partnership, Economic Development Strategic Plan, Emsi 2017.4-QCEW Employees, Non-QCEW Employees, and Self-Employed

ECONOMIC SECTORS



Data services



Professional services and Headquarters



E-commerce/distribution



Advanced Manufacturing



Technology and Research & Development



Healthcare

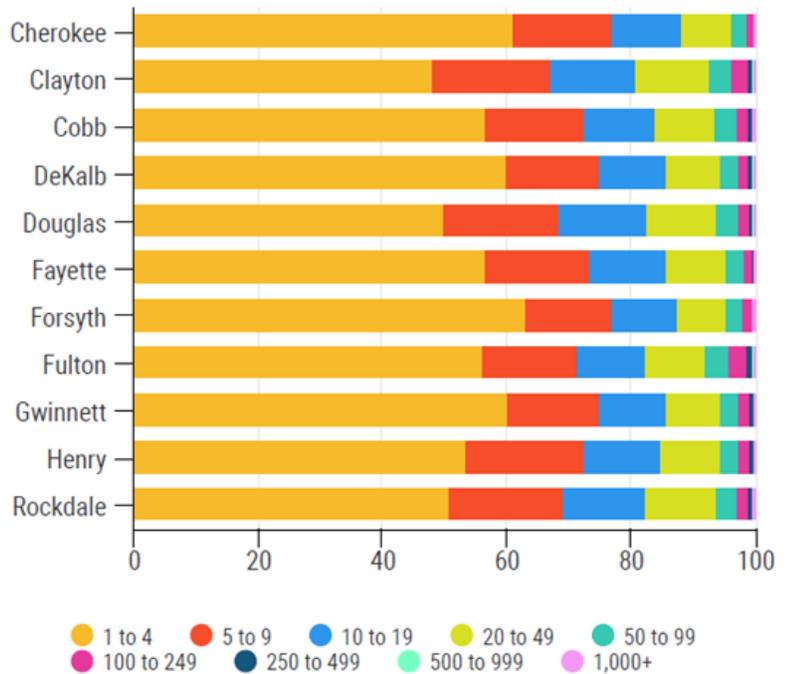
One of the guiding principles of the Economic Development Strategic Plan is to support the County’s established sectors while also promoting the growth of industries with great potential for continued prosperity in the age of technological advancement. The plan recommends targeting the following sectors:

- Data services
- E-commerce/distribution
- Advanced manufacturing
- Technology and R&D
- Professional services/headquarters
- Healthcare

The Forsyth County Board of Commissioners has since adopted an Economic Development Ordinance and an accompanying document titled, “Target Industry Inducement Schedule of Criteria.” This document establishes the minimum criteria for a project to be eligible for the County’s economic development incentives. Examples of incentives include impact fee waivers, fee credits, accelerated plan reviews, and tax abatements.

Several of the actions in the Economic Development Strategy focus on supporting the County’s small businesses. Forsyth County is the top county in Atlanta Regional Commission for small businesses—about 63 percent of its businesses have less than five employees. The Forsyth County Partnership will continue to evaluate Business Retention and Expansion (BRE) programming to provide needed resources to small business leaders.

Figure 8. Percentage of Businesses by Number of Employees



Source: Atlanta Regional Commission, “Forsyth County Fast Facts,” County Business Patterns via Social Explorer



Housing Market

Of the five peer counties analyzed and shown in **Table 5**, Forsyth County has the highest homeownership rate at 84 percent. This statistic indicates that a high percentage of the County's population has a significant financial investment in the County and has a vested interest in the County's future success. The high homeownership rate may explain why Forsyth's median age has been trending upward since young professionals tend to start their careers as renters and typically pursue homeownership as they move up their career ladders.

As shown in **Table 6**, Forsyth County's housing stock is predominately comprised of single-family detached housing, which is characteristic of suburban communities. As the population continues to grow, demand for a broader range of housing choices will likely increase as well. The availability of housing options to accommodate different income levels and lifestyles is a necessary ingredient for a high-functioning economy.

Table 5. Housing Tenure

	Total Occupied Housing Units	Percent Owner-Occupied Housing	Percent Renter-Occupied Housing
Forsyth County	76,753	84.0%	16.0%
Fulton County	410,576	51.6%	48.4%
Gwinnett County	293,330	66.3%	33.7%
Cherokee County	88,137	76.8%	23.2%
Hall County	64,352	69.5%	30.5%

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019

Table 6. Housing Types by Units in Structure

	Forsyth County	Fulton County	Gwinnett County	Cherokee County	Hall County
Total Housing Units	80,937	471,836	309,166	92,193	73,135
1-unit, detached	84.9%	47.7%	72.4%	82.1%	71.9%
1-unit, attached	5.9%	6.0%	5.9%	4.4%	3.1%
2 units	0.3%	1.6%	1.5%	0.3%	1.2%
3 or 4 units	0.4%	3.2%	1.8%	0.9%	2.0%
5 to 9 units	0.7%	8.1%	4.1%	1.3%	2.8%
10 to 19 units	1.4%	10.7%	6.6%	2.8%	4.0%
20 or more units	2.3%	22.0%	6.2%	4.3%	4.2%
Mobile home	4.0%	0.6%	1.6%	3.7%	10.7%
Boat, RV, van, etc.	0.1%	0.1%	0.1%	0.0%	0.1%

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019

Forsyth County’s median home value and median gross rent are the highest among the peer counties analyzed. Housing prices respond to many factors, such as land availability, housing supply and age, local zoning and development policies, housing materials and size, proximity to amenities, quality of schools, job opportunities, and household incomes. Forsyth County’s prices are on the higher end of the spectrum. Fulton County has a much lower median household income, but its housing prices are comparable.

It will be important for Forsyth County to consider the impacts on the housing market when implementing land use policies that constrain the supply of develop-able land.

Table 7. Housing Costs

	Median Household Income (in the past 12 months)	Median Home Value (for Owner-Occupied Housing Units)	Median Gross Rent
Forsyth County	\$107,281	\$339,700	\$1,380
Fulton County	\$69,673	\$313,300	\$1,205
Gwinnett County	\$71,026	\$217,900	\$1,272
Cherokee County	\$82,740	\$253,500	\$1,241
Hall County	\$62,984	\$201,900	\$963

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019

HOUSING PRICE

Influencing Factors



Households are characterized as “cost-burdened” when they spend more than 30 percent of their income on housing costs (including utilities, insurance, and other related housing costs). In Forsyth County, 20.4 percent of owners who hold a mortgage, 7.2 percent of owners who do not hold a mortgage, and 43.3 percent of renters are cost-burdened. The estimated percentage of cost-burdened households in each of the four comparison peer counties is higher than the total estimated cost-burdened households in Forsyth.

Although Forsyth County’s cost burdened statistics point to a concern, Forsyth’s housing affordability is proportionately better than housing affordability in peer counties.

Table 8. Monthly Housing Costs as a Percentage of Household Income

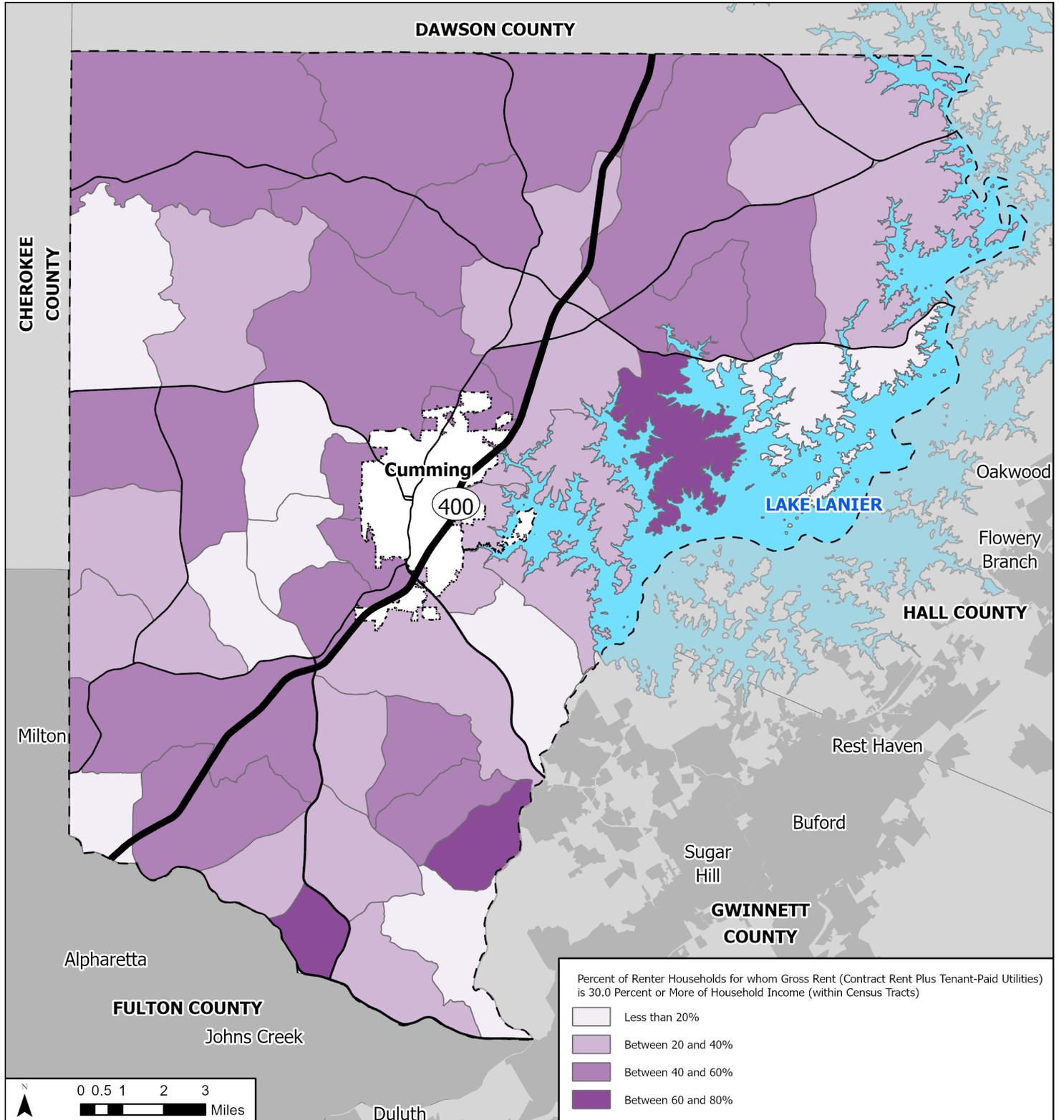
	Forsyth County	Fulton County	Gwinnett County	Cherokee County	Hall County
Housing units with a mortgage	49,792	153,366	144,919	50,173	28,756
Less than 20.0%	55.0%	50.9%	47.3%	51.8%	49.1%
20.0 to 24.9%	15.8%	14.7%	15.2%	16.8%	14.3%
25.0 to 29.9%	8.8%	9.3%	10.5%	10.8%	10.0%
30.0 to 34.9%	6.1%	5.7%	6.4%	4.4%	6.9%
35.0% or more	14.3%	19.3%	20.6%	16.2%	19.7%
Housing units without a mortgage	14,307	56,338	17,147	47,573	15,563
Less than 10.0%	61.2%	50.4%	57.0%	53.4%	55.3%
10.0 to 14.9%	17.2%	17.0%	18.4%	17.9%	18.6%
15.0 to 19.9%	6.6%	9.3%	8.8%	9.6%	7.8%
20.0 to 24.9%	4.7%	6.0%	6.2%	4.6%	5.7%
25.0 to 29.9%	3.1%	3.6%	2.1%	3.6%	2.9%
30.0 to 34.9%	1.7%	3.1%	1.6%	2.8%	1.6%
35.0% or more	5.5%	10.6%	5.9%	8.2%	8.1%
Occupied units paying rent	11,509	190,168	95,310	18,774	18,358
Less than 15.0%	11.8%	12.3%	10.0%	9.8%	14.2%
15.0 to 19.9%	17.9%	13.3%	12.7%	17.5%	16.5%
20.0 to 24.9%	15.7%	14.2%	12.8%	12.5%	12.6%
25.0 to 29.9%	11.3%	11.5%	13.0%	14.2%	10.7%
30.0 to 34.9%	8.3%	9.3%	9.3%	9.0%	8.0%
35.0% or more	35.0%	39.4%	42.3%	36.8%	38.0%

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2019

The following maps, **Maps 5 and 6**, present the Census Tracts within the County where housing affordability is a concern. There are three census tracts, all located on the eastern side of the County, where more than 60 percent of the total renters are cost-burdened. The census tract with the greatest concentration of owner-occupied households that are cost-burdened (46 percent) is also on the east side of Forsyth County, near Lake Lanier. These residents are at high risk of displacement given their financial burden for housing.

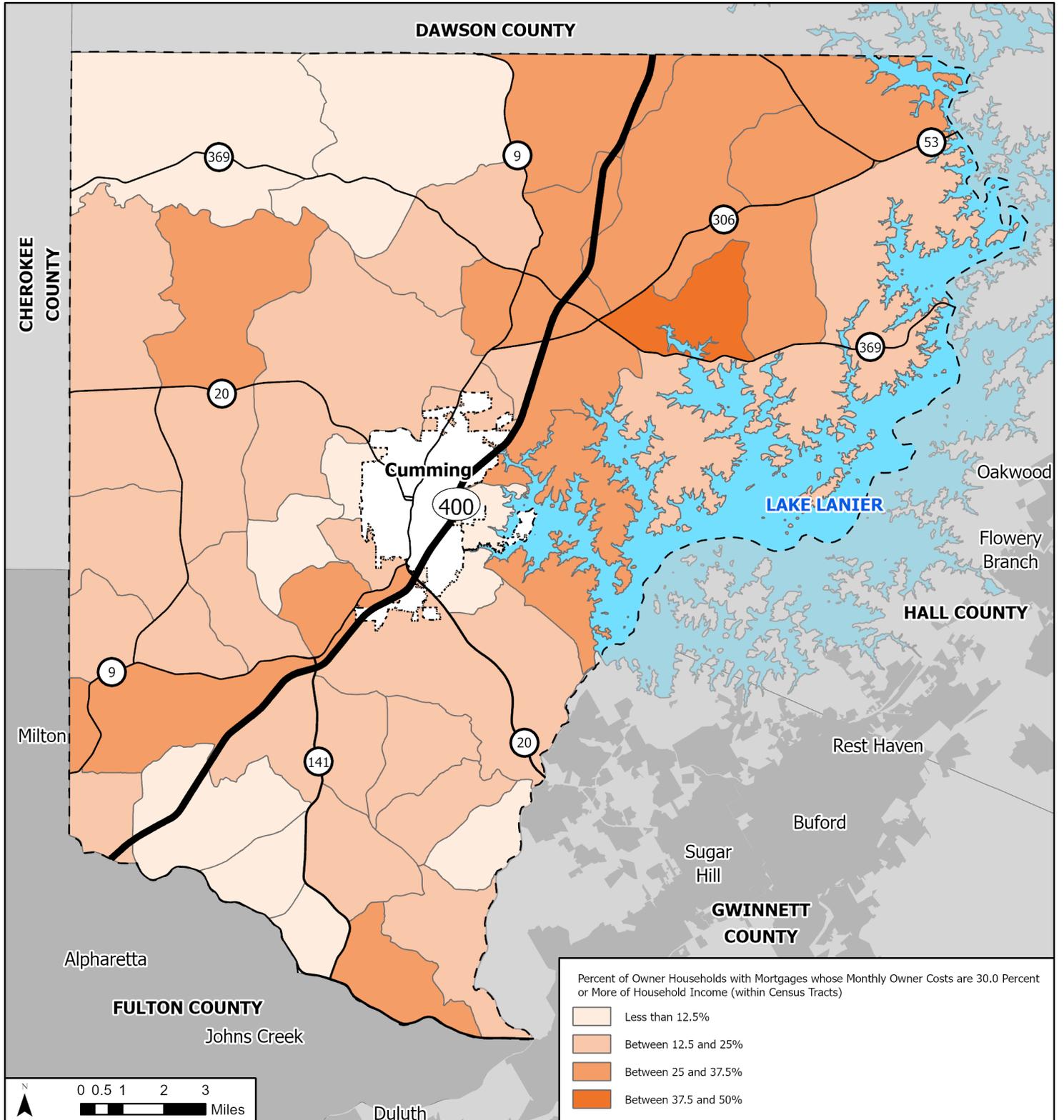


Map 5. Cost-Burdened Rental Households by Census Tracts



Data Source: ESRI, U.S. Census Bureau American Community Survey 2015 - 2019 Five-Year Estimates (Census Tracts)

Map 6. Cost-Burdened Owner Households by Census Tracts



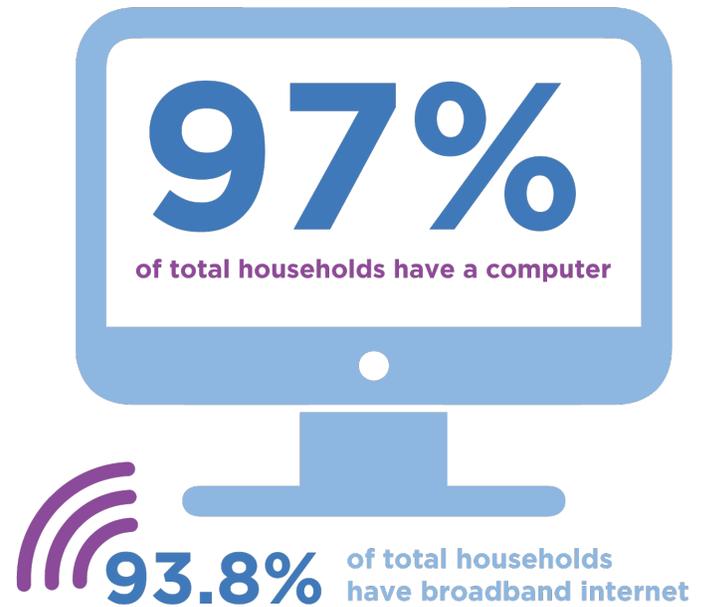
Data Source: ESRI, U.S. Census Bureau American Community Survey 2015 - 2019 Five-Year Estimates (Census Tracts)



Broadband and Technology

Broadband has become an essential element of a community's infrastructure. It is a critical tool for most businesses and increasingly for education and other services. The importance of broadband access has been underscored during the pandemic, as many households had to quickly transition to learning and working from home in March 2020. The shift to work from home has been a lasting change at many workplaces, so it is critical that communities plan for extending broadband to underserved areas. Forsyth County generally does not have a broadband issue—the American Community Survey 2019 Five-Year Estimates reported that 93.8 percent of households have a broadband internet subscription.

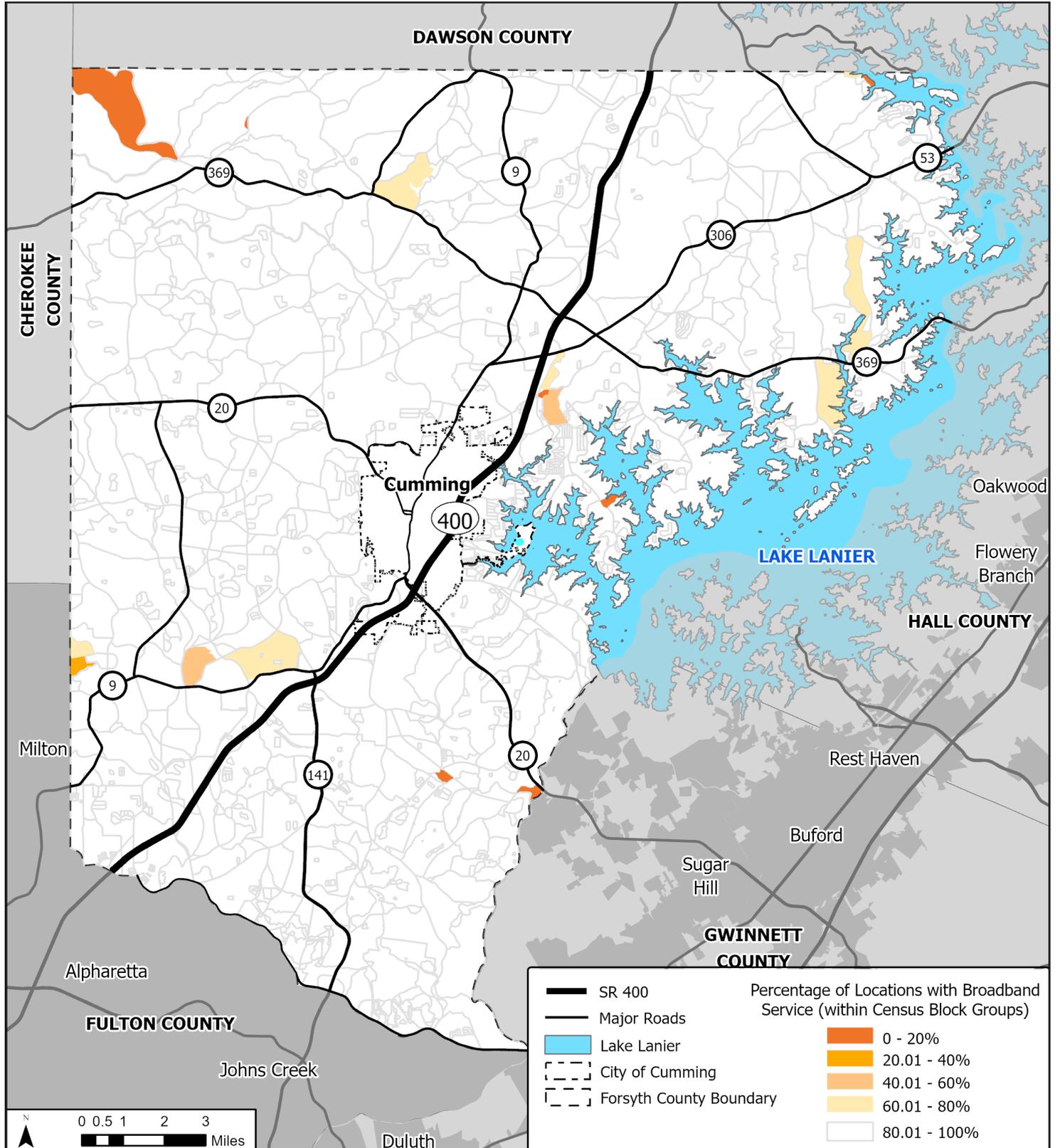
As shown in **Map 7**, the majority of the County has good broadband coverage, but there are a few Census Block Groups where less than 80 percent of the homes and businesses are served by broadband, meaning their internet speeds are less than the minimum of 25 Mbps down and 3 Mbps up.



NEW COMPREHENSIVE PLAN REQUIREMENT

One of the state of Georgia's recent major initiatives is focused on expanding broadband access to unserved areas. As a part of this effort, the Georgia Department of Community Affairs amended the Minimum Standards and Procedures for Local Comprehensive Planning to require that all local governments include a broadband element in their Comprehensive Plans. Foster Forsyth 2022 is the first time that a broadband element has been included in Forsyth County's comprehensive plan.

Map 7. Broadband Access in Forsyth County by Census Block Group



Data Source and Notes: Georgia Department of Community Affairs, 2021 Georgia Broadband Data. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up. The coverage percentages correspond to the number of served locations within the Census Block Group compared to the overall number of locations (homes and businesses) in the Census Block Group.



Land Use and Development Patterns

This section provides an update on land use changes and trends in Forsyth County since the last major update of the Foster Forsyth Comprehensive Plan in 2017. It uses the Existing Land Use Map created as part of Foster Forsyth 2017 - 2037, which documented 2016 conditions, as its basis. It then considers rezoning and conditional use permit (CUP) information from 2016 to 2020, provided by Forsyth County, and aerial data to identify any major non-residential development changes that have occurred on the ground. For this section, the project team considered parcels larger than one acre as well as developments that include over 10,000 square feet of commercial space as a major development.

Permit Data

The County approved a total of 207 rezoning and conditional use permit (CUP) requests from 2017 through 2020. The majority, or over 59 percent, resulted in a change or approval to allow for commercial or mixed-use development. In just over 21 percent of cases, applicants requested a change to allow for residential development. Requests for other uses, such as industrial and agricultural, accounted for 19 percent of the total approved land use changes. Overall, during the past four years, the requests for changes in land use through the rezoning or CUP process have remained balanced amongst the various major land use categories, with an uptick in non-residential changes from the previous five years. This uptick is partially due to a code change made in September 2017 that requires conditional use permits for a substantial number of commercial uses.

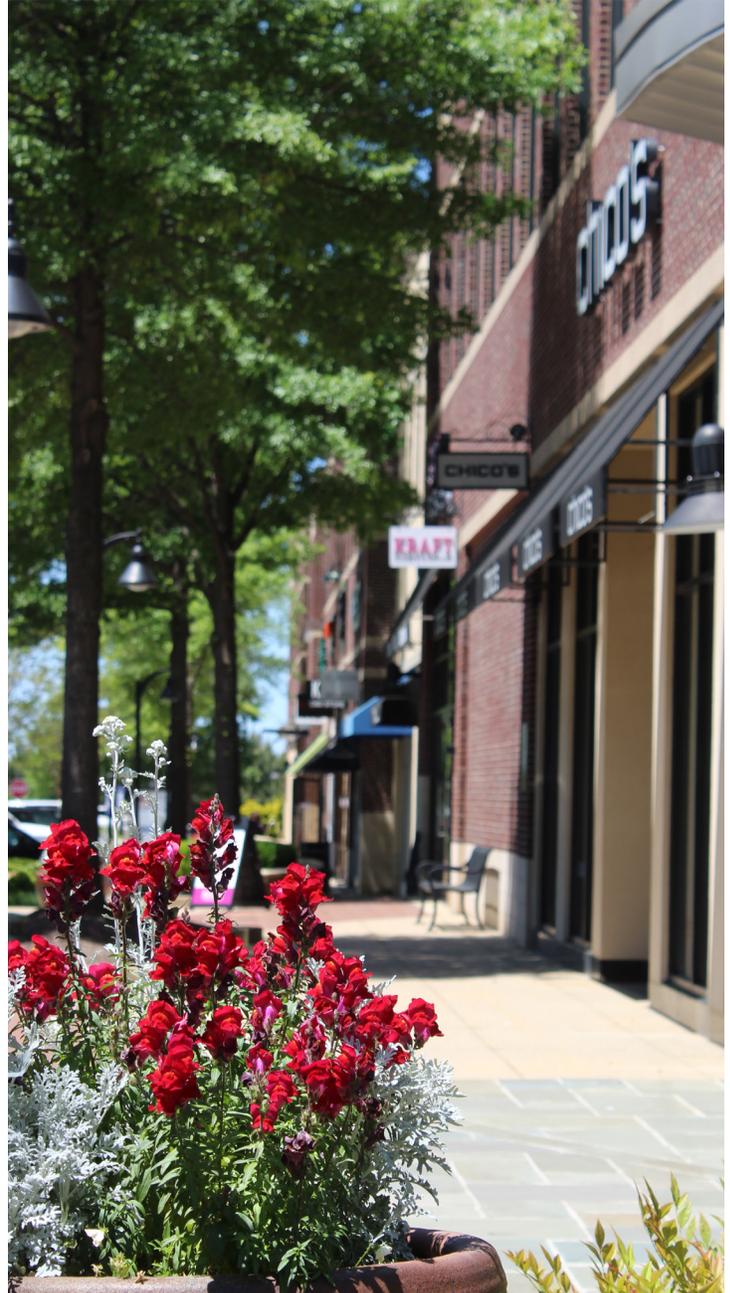


Table 9. Approved Rezoning and Conditional Use Permit Cases, 2017 - 2020

Approval Type	Number of Cases
Commercial or Mixed Use	123
Residential	45
Other Uses (Industrial, Agricultural)	39
Total	207

*Conditional Use Permits do not change the zoning of the subject parcel.

Source: Forsyth County Planning & Community Development

Major Non-Residential and Multi-Family Development

When the comprehensive plan was last updated, Forsyth County was experiencing an ongoing trend in single-family residential developments. Between 2010 and 2017, 3,700 acres of the 4,000 acres that had been developed or redeveloped within unincorporated Forsyth were for single family residential, as documented in the Foster Forsyth 2017-2037 Comprehensive Plan. As shown in **Table 10**, the County’s rezoning and CUP records document 40 major non-residential and multi-family developments occurring from 2017 to 2020, accounting for approximately 769 acres of new land development.

- Most of the major developments fall into the mixed-use category at just over 426 acres.
- Properties zoned under a mixed-use zoning category, but approved without a commercial component made up approximately 29 acres of the major new developments, while the County approved four senior housing and continuing care projects totaling 120 acres.
- Eighteen major developments fell into the commercial land use category and comprised almost 117 acres of land.

- Three places of worship in the County were approved for expansions and two new places of worship were approved. Combined, these cases make up a total of 46.67 acres.
- Just under 30 acres of new industrial development was approved.

The increase in commercial developments and mixed-use developments over the past four years is a positive one as the County seeks to increase its commercial tax base by balancing its land use mix.

Of the 18 approvals that resulted in major commercial developments, most occurred through the Commercial Business District (CBD) zoning classification.

Table 10. Major Non-Single Family Rezoning and Conditional Use Permit Approvals by Land Use Category, 2017 - 2020

Category/Use	Acreage
Commercial	116.60
Mixed-Use (Commercial, Residential)	426.71
Mixed-Use (Commercial)	29.62
Multi-Family (Including Senior Housing)	120.32
Industrial	29.81
Institutional*	46.67
Total	769.72

Major developments are defined as those with over 10,000 square feet of commercial space and developments over an acre.

*Institutional, for the purposes of this table, denotes places of worship.

Source: Forsyth County Planning & Community Development



Major Single-Family Residential Development

Table 11 shows the major subdivision approvals from 2017-2020. These approvals account for current or future development of over 1,565 acres of land for additional residential use. A major subdivision is made up of seven or more lots/units per the Forsyth County Unified Development Code (UDC).

While the County has experienced an increase in major non-residential development since 2017, single-family residential development is still the predominant request for rezoning when looking at the total number of acres of land that have been rezoned.

Table 11. Major Subdivision Rezoning Approvals, 2017 - 2020

Application Type	Approved Zoning District	Units*	Acreage	Density**
Rezoning	RES2	15	8.71	1.50
Rezoning	RES2	17	10.52	1.71
Rezoning	RES2	20	16.78	1.20
Rezoning	RES2	24	17.64	1.36
Rezoning	RES2	33	25.27	1.31
Rezoning	RES2	38	24.56	1.55
Rezoning	RES2	36	34.53	1.07
Rezoning	RES2	58	30.14	0.97
Rezoning	RES2	72	64.91	1.11
Rezoning	RES2	120	87.61	1.37
Rezoning	RES2	120	115.93	1.04
Rezoning	RES2	126	109.25	1.16
Rezoning	RES2	151	110.49	1.37
Rezoning	RES3	12	8.32	1.45
Rezoning	RES3	15	9.86	1.12
Rezoning	RES3	30	22.35	1.35
Rezoning	RES3	34	22.18	1.54
Rezoning	RES3	31	27.96	1.11
Rezoning	RES3	38	31.88	1.20
Rezoning	RES3	51	28.96	1.77
Rezoning	RES3	51	29.60	1.73
Rezoning	RES3	102	46.79	2.20
Rezoning	RES3	63	42.40	1.49
Rezoning	RES3	89	59.64	1.26
Rezoning	RES3	105	88.51	1.19
Rezoning	RES3	174	163.4	1.07
Rezoning	RES2 and RES3	16	10.06	1.59
Rezoning	RES2 and CBD	428	287.68	0.92
Total			1,565.93	

*Number of units reflects the amount requested by the applicant.

**Density reflects the amount approved by the Board of Commissioners.

Source: Forsyth County Planning & Community Development

Zoning

The commercial development within the County continues to be concentrated along the County’s major corridors, which are listed below. Many of these corridors have corresponding design guidelines through existing overlay districts, as shown on **Map 9**, as well as the South Forsyth commercial design standards.

The corridors and corresponding overlay districts are as follows:

- Atlanta Highway-McFarland Parkway-Mullinax Road
- Buford Highway
- Castleberry Road-Bethelview Crossroads
- Peachtree Parkway-Bethelview Road
- Peachtree Parkway
- Ronald Reagan Boulevard-Union Hill Road
- Campground Road-Castleberry Road-Kelly Mill Road-Pittman Road-Post Road-Shiloh Road
- Coal Mountain (SR 9, SR 369, and SR 306)

While there are parcels zoned for residential and agricultural use along these corridors, the corresponding overlay districts help to ensure that the commercial development fits the character of the area to soften the impacts of commercial developments. Additionally, the Coal Mountain Overlay, the Buford Highway Overlay, and Southeast Forsyth have residential design standards that help ensure compatible character among new development.

As shown on **Map 8**, small areas of commercially zoned parcels exist within the residential and agriculturally zoned areas, but most of the commercial land exists along the corridors listed above, with Peachtree Parkway, McFarland Parkway, Union Hill Road, Buford Highway, Shiloh Road, and Browns Bridge Road/Hwy 369 having the most commercial zoning. **Table 12** contains a summary list of all zoning districts.

Table 12. Existing Zoning Districts

Abbreviation	District
A1	Agricultural
Ag RES	Agricultural Residential
Res1	Single Family Residential
Res2	Single Family Residential
Res3	Single Family Residential
Res4	Single Family Residential
Res6	Multi-Family Residential
MHP	Manufactured/Mobile Home Park
R1	Single Family Residential
R2	Single Family Residential
R3	Multi-Family Residential
R4	Mobile Home Park
CR1	Single Family Community Residential
CR2	Single Family Community Residential
R1R	Single Family Residential Restricted
R2R	Single Family Residential Restricted
OSR	Open Space Residential
LR	Lake Residential
NS	Neighborhood Shopping
UV	Urban Village
HB	Highway Business
CBD	Commercial Business
HC	Heavy Commercial
BP	Business Park
O&I	Office & Institutional
OR	Office Residential
OCMS	Office Commercial Multiple Story
M1	Restricted Industrial
M2	Heavy Industrial
MINE	Mining Operations
PUD	Planned Unit Development
MPD	Master Planned District
MCD	Mixed-use Center District
MRD	Mixed Residential District

Source: Forsyth County Unified Development Code, Zoning and Overlay Districts



Since the 2017 comprehensive plan update, the County added two new mixed-use districts, described below. Both districts were adopted in November 2021.

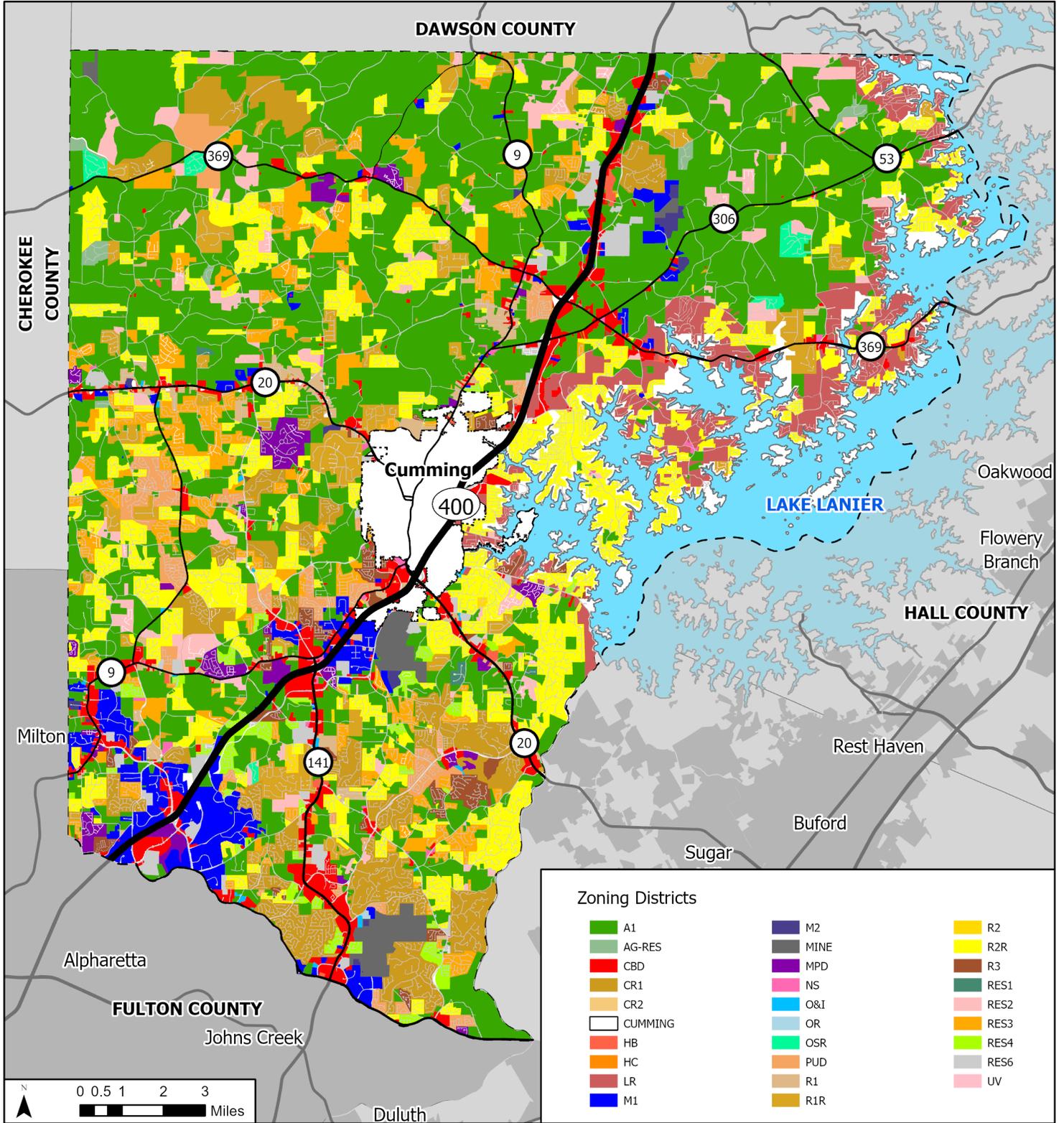
Mixed-Use Center District (MCD)

The MCD allows for a complementary mix of commercial, office, residential, and light industrial uses, at a size and scale compatible with surrounding development. It also allows for an assemblage of non-residential usage, without a requirement to include a residential component. Promoting economic development through compact, walkable developments with open space that is accessible to the general public and that provides substantial community benefit is the intent of this zoning district. In addition, the MCD district offers a density bonus incentive for redevelopment proposals.

Mixed Residential District (MRD)

The MRD focuses on offering additional housing types such as multifamily/stacked flats, townhomes, and small lot detached residential products at varying sizes in a compact, walkable setting, without a commercial component. This district will go into effect upon completion and adoption of Foster Forsyth 2022 since preferred locations for this district need to be addressed via the comprehensive plan update process.

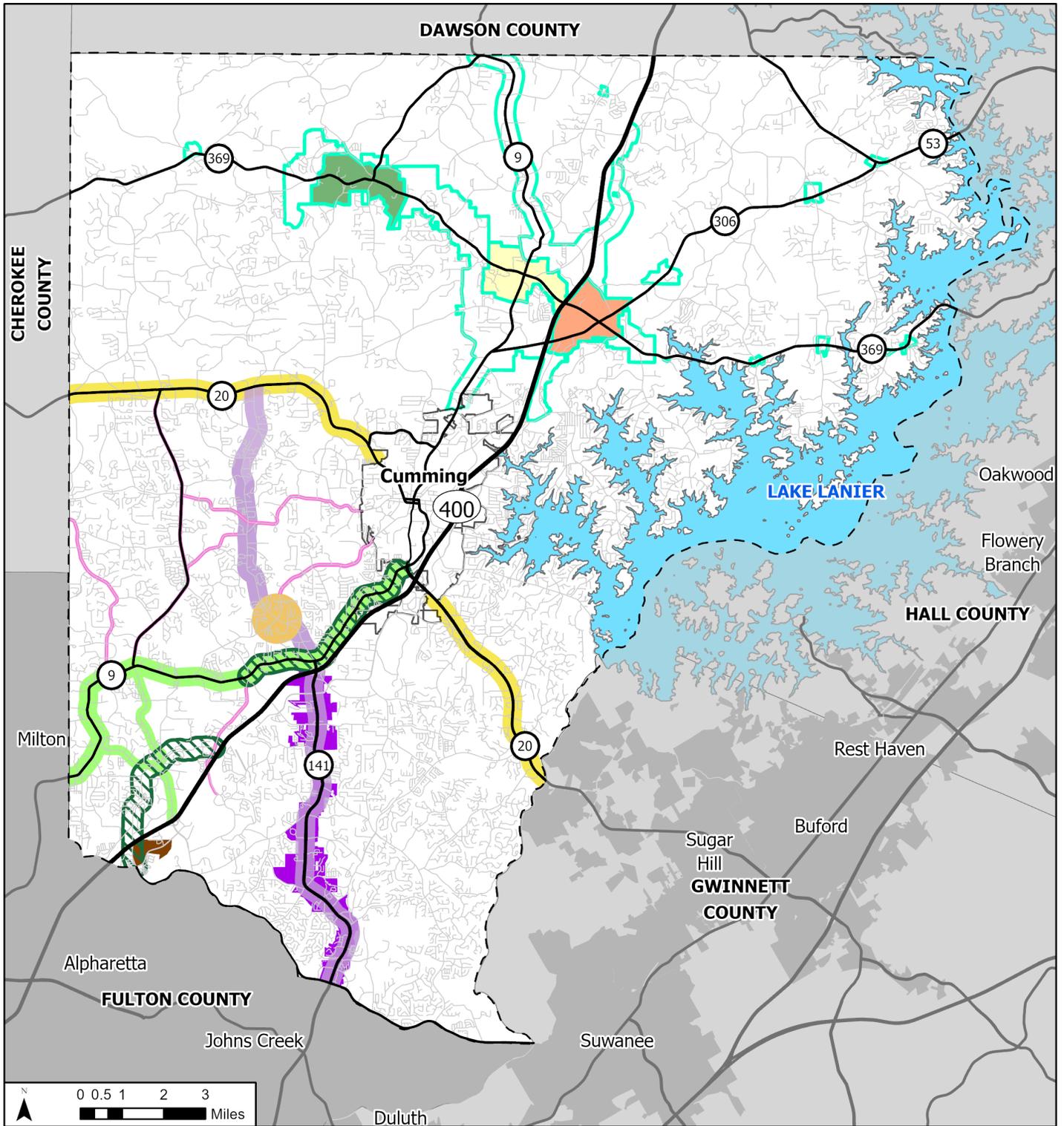
Map 8. Current Zoning, Forsyth County



Data Source and Notes: Forsyth County Planning and Community Development Department.
 Zoning parcel data last updated 10.19.2020



Map 9. Overlay Districts, Forsyth County



Data Source and Notes: Forsyth County Planning and Community Development Department. Adopted 12.02.2021

Overlay District	
	Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District
	Atlanta Highway-McFarland Parkway-Mullinax Road Overlay District Warehouse Facade Zone
	Buford Highway Overlay District
	Campground-Castleberry-Kelly Mill-Pittman-Post-Shiloh Road Overlay District
	Castleberry-Bethelview Crossroads Overlay Zoning District
	Peachtree Parkway Overlay District Parcels
	Peachtree Parkway-Bethelview Road Overlay District
	Ronald Reagan-Union Hill Overlay District
	Coal Mountain Overlay
	Coal Mountain Node
	Hammond's Crossing Node
	Matt Node

Natural Resources

Recent Policy Updates

For the last few years, one focus of Forsyth County's Planning and Community Development Department has been building public support for new tree and mass grading regulations. In May 2021, Forsyth County's Board of Commissioners adopted the following ordinance amendments, which became effective in early August 2021.

Ordinance 98: Tree Protection and Replacement Ordinance, Amendment E

This amendment sets out new requirements for preserving existing trees at the beginning of the development process and planting replacement trees when preservation is not possible. All Land Disturbance Permit Applications require submittal and approval of a Tree Preservation and/or Replacement Plan.

Ordinance 73: Soil Erosion and Sedimentation Control Ordinance, Amendment E

One of the key provisions of this amendment is that no more than 20 acres of contiguous land can be mass-graded on any residential development of more than 25 acres.

Minimum Standards and Procedures for Local Comprehensive Planning

Georgia requires local governments to adopt the Department of Natural Resource's Part V Environmental Planning criteria. The County's Unified Development Code (Chapter 21: Overlay Districts) includes the following overlay districts to regulate the protection of the state's vital resources (water supply watersheds, groundwater recharge areas, rivers, and wetlands).

Article II. – Protected Water Supply Watershed Overlay District

- 21-2.1. – Minimum criteria for the Big Creek Small Water Supply Watershed
- 21-2.2. – Minimum criteria for the Etowah and Upper Chattahoochee Large Water Supply Watershed

Article III. – Protected Groundwater Recharge Area District

- 21-3.1. – Permitted Uses
- 21-3.2. – Exemptions

Article IV. – The Etowah River Corridor Protection District

- 21-4.1. – Permitted Uses
- 21-4.2. – Exemptions

Article V. – Wetland Protection District

- 21-5.1. – Permitted uses

The state's requirements for the Metropolitan River Protection Area (a management zone around the Chattahoochee River) are also incorporated in the Unified Development Code in Chapter 34: Environment.



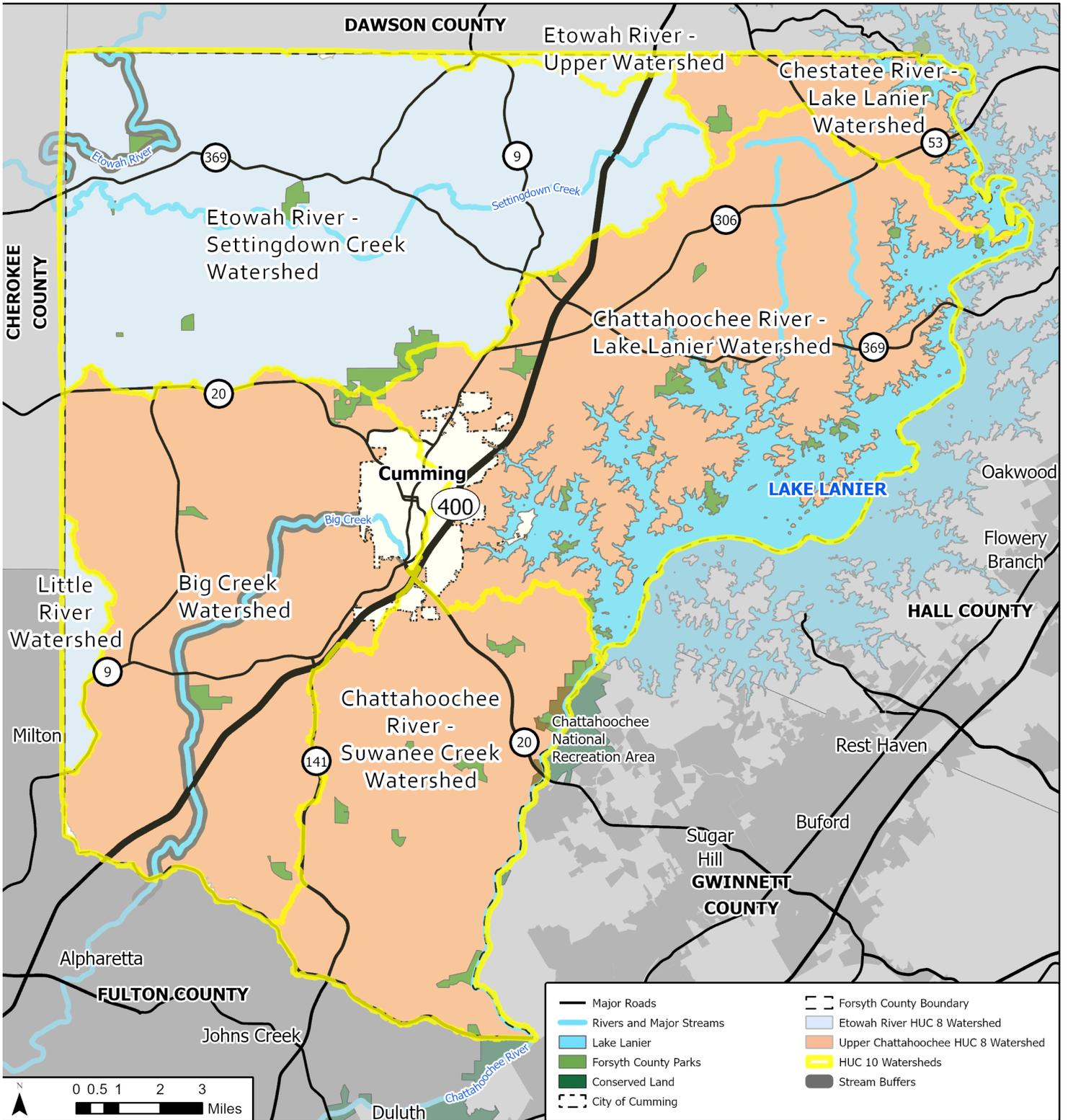
Water Resources Protection

As shown on **Map 10**, the major watersheds within Forsyth County are the Etowah River watershed and the Upper Chattahoochee watershed. These areas are classified as large water supply watersheds because they contain more than 100 square miles of a drainage basin that is upstream of a governmentally owned public drinking water supply intake. A small water supply watershed, which is less than 100 square miles, is delineated around Big Creek.

The County's water supply watershed ordinances are in compliance with the Part V Environmental Planning Criteria, which regulate stream buffers, impervious surface setbacks, and permitted uses in proximity to streams.

Map 11 shows that several of the development nodes identified in Foster Forsyth overlap with the groundwater recharge areas. All of Forsyth County is rated as a "low susceptibility pollution area" in the 1992 Hydrologic Atlas, so the groundwater protection regulations are not as stringent as in areas of the state with higher susceptibility for pollution (Georgia Department of Natural Resources, "Groundwater Pollution Susceptibility Map of Georgia"). The restrictions will most likely have a negligible impact on development. Nevertheless, Forsyth County will need to be diligent about enforcing management measures for potential sources of groundwater contamination, including septic tanks, landfills, agricultural waste impoundments, and above-ground chemical or petroleum storage tanks.

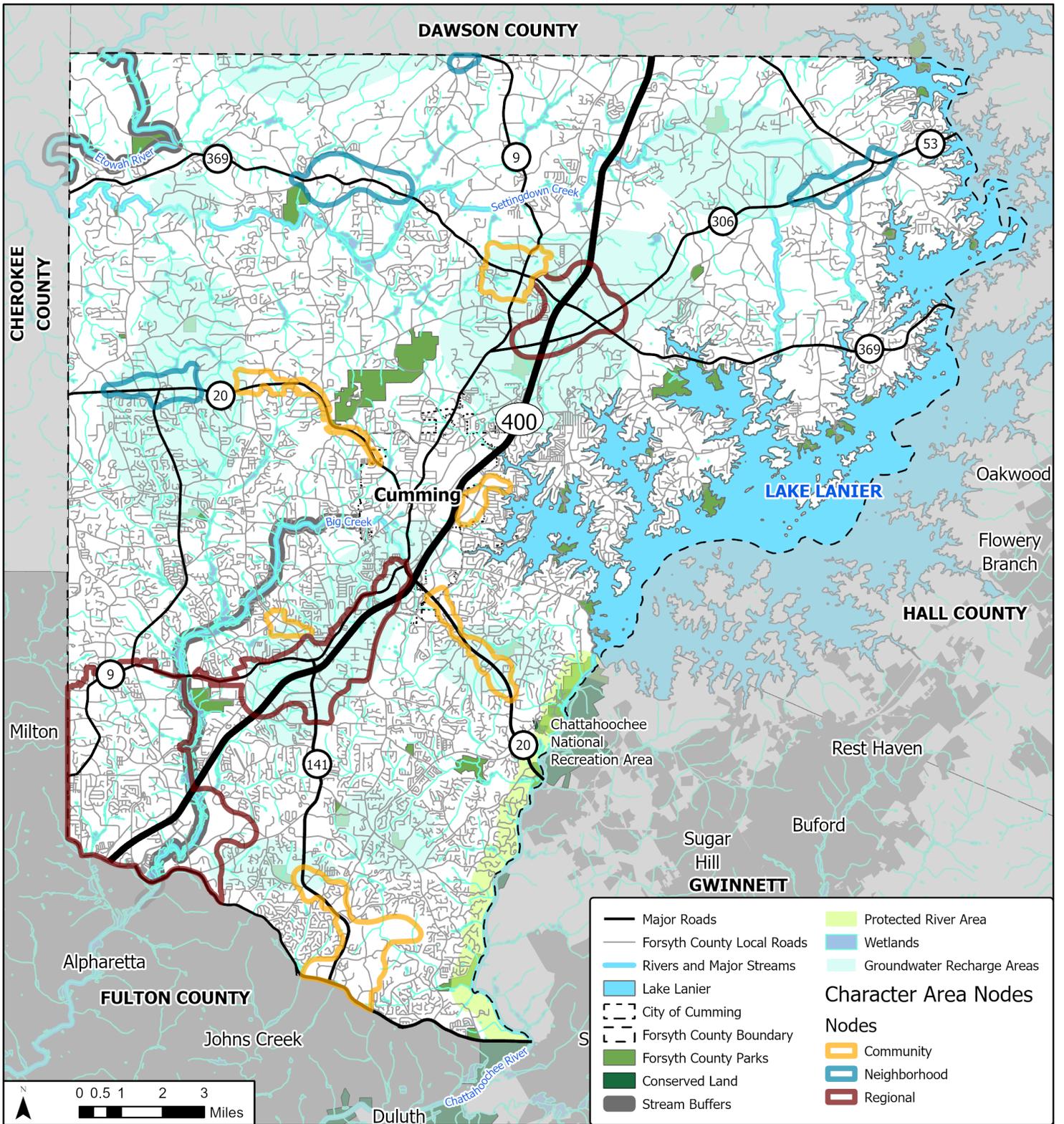
Map 10. Forsyth County Watersheds



Data Source: Esri, Forsyth County Planning and Community Development Department, Georgia Department of Community Affairs



Map 11. Protected Water Resources and Development Nodes

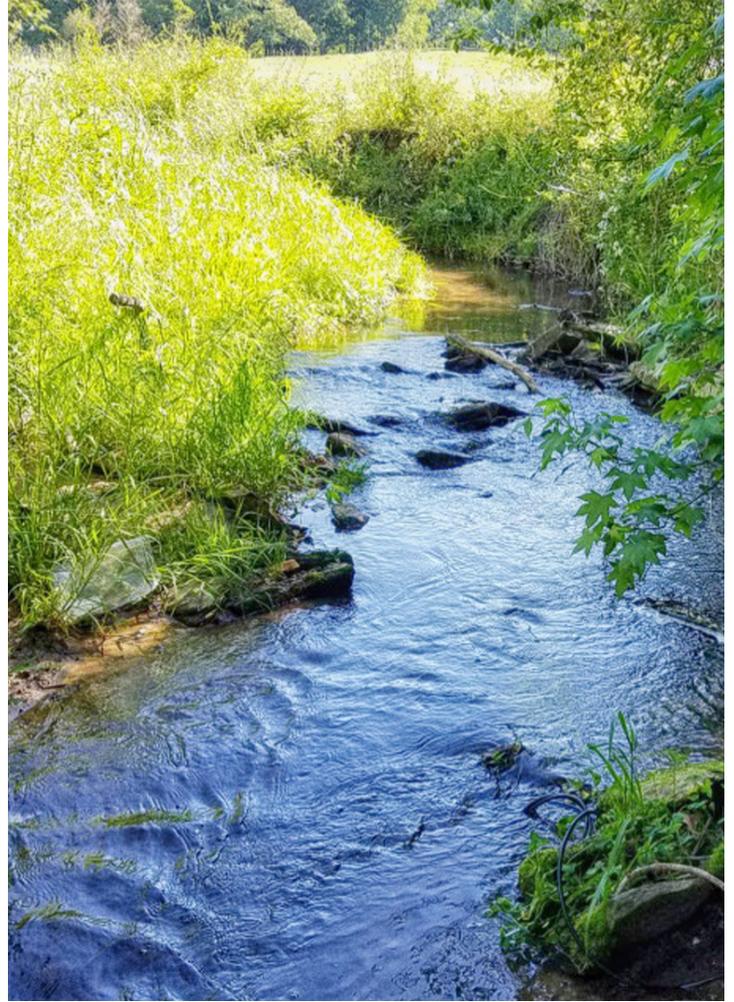


Data Source: Esri, Forsyth County Planning and Community Development Department, Georgia Department of Community Affairs

Regional and State Water Planning

Although Forsyth County has recently joined the Atlanta Regional Commission, the County has been a part of the Metropolitan North Georgia Water Planning District (the water planning leg of the Atlanta Regional Commission) since its inception in 2001. Forsyth County plays a major role in water resources decision-making since Lake Lanier is the County's main water supply source. Lake Lanier has been at the heart of the state's longstanding water wars; recently the Atlanta region has made positive strides in this arena. In early 2021, Forsyth County, along with Gwinnett County and the cities of Buford, Gainesville, and Cumming, signed a contract with the U.S. Army Corps of Engineers that resolved longstanding issues with water withdrawals and secured each entity's water supply rights over the next 30 years.

In 2020, the Metropolitan North Georgia Water Planning District completed a Source Water Assessment Plan for Forsyth County that details potential pollution sources within the Lake Lanier watershed. Within this watershed, the Georgia Environmental Protection Division has recently tabulated in its 305(b)/303(d) report that 250 stream miles are not supporting their designated uses (e.g., drinking, fishing, and recreation). Efforts are ongoing to address impaired streams and other areas with environmental concerns. Forsyth County works in tandem with Keep Forsyth Beautiful to provide education on watershed health, promote Adopt-a-Stream cleanups, and implement improvement projects.



Fourmile Creek Watershed Improvement Project

In 2018, Forsyth County embarked on a watershed improvement program for the Fourmile Creek, a waterway that had high levels of bacteria. DNA testing showed that the high bacteria counts were a result of animal waste—cattle previously had direct access to the creek. One of the initiatives within the improvement program was installing wire fencing and vegetative buffers around the creek. Forsyth paid for these best management practices (BMPs) with 319(h) Nonpoint Source Management grant funds administered by the Georgia Environmental Protection Division. As BMPs were installed, Forsyth County and its partners held several educational community events to work with nearby landowners on ways they can support the stream protection efforts. The Fourmile Creek program was a great example of coordination among Forsyth County, Keep Forsyth Beautiful, the National Resources Conservation Service, the Georgia Environmental Protection Division, and landowners in the area.

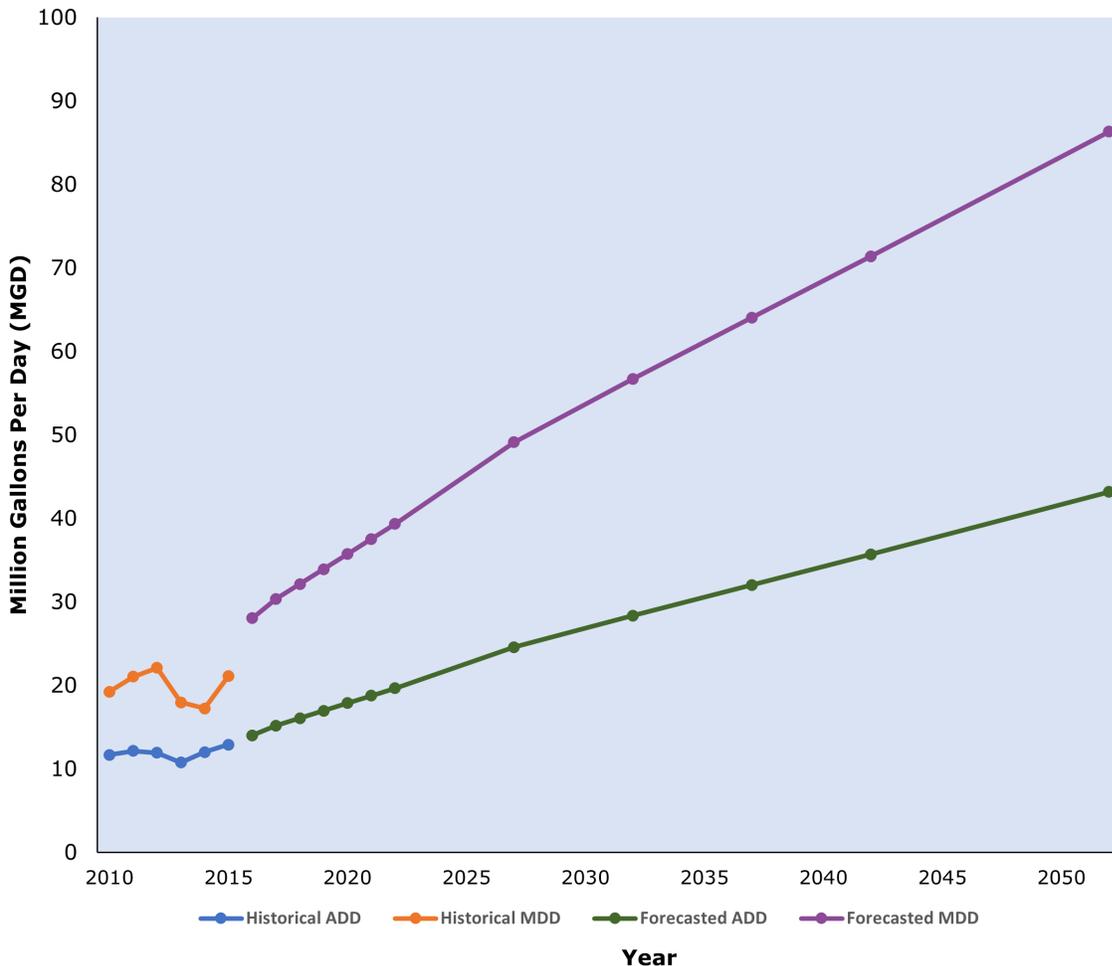


Water and Sewer Context

The Forsyth County Water and Sewer Department oversees the County’s water and wastewater services outside of the City of Cumming Water Service Area. The Department manages and operates the County’s water treatment plant (WTP), the County’s five water reclamation facilities (WRF), and the connected infrastructure, such as water and wastewater pipes, water storage tanks, and pumping stations. Recently, the Department completed construction of the Shakerag WRF, a \$29 million facility in the southern sector of the County, accommodating growth and future development in this portion of the County.

According to the most recent Water and Wastewater Master Plan Updates, the Department projects increases of water and wastewater connections in line with population forecasts from Forsyth County’s Transportation Planning Traffic Analysis Zones and are upgrading or developing new infrastructure to accommodate the growing county.

Figure 9. Historical and Forecasted Water Demand



Water Master Plan Update 2017 - 2052

Forsyth County’s latest Water Master Plan Update was completed in December of 2016, and FCWSD is in the process of completing another update. The update projects estimated water usage through 2052 using a model that analyzes historical demand on an average level (Average Daily Demand, or ADD) and a maximum level (Maximum Daily Demand, or MDD) in Millions of Gallons per Day (MGD). **Figure 9** shows the historical and forecasted water demand for the County.

Based on these projections, a list of Capital Improvement projects was developed, ranging from piping upgrades to storage and pump upgrades, and organized into phases based on priority. These projects and priorities were finalized in a workshop held with Forsyth County Water and Sewer Department in February 2016. Key projects are shown in **Table 13**.

FCWSD has connections with City of Cumming and Fulton County to provide resiliency and emergency water supply. The Water Treatment Plant is currently rated at 33 MGD, and has started a project to expand to 40 MGD.

Geographically, Forsyth County’s current water system services the entire County outside of the City of Cumming Water Service Area. In response to the growing population, a majority of projects through 2052 are slated to improve the water system in northern Forsyth County, and surrounding Lake Lanier. **Map 12** shows the existing water network, as well as key upgrades listed in the Water Master Plan Update. Notably missing in the Update are any investment plans in the City of Cumming Water Service Area, specifically along the shores of Lake Lanier north of Buford Hwy (GA 20).

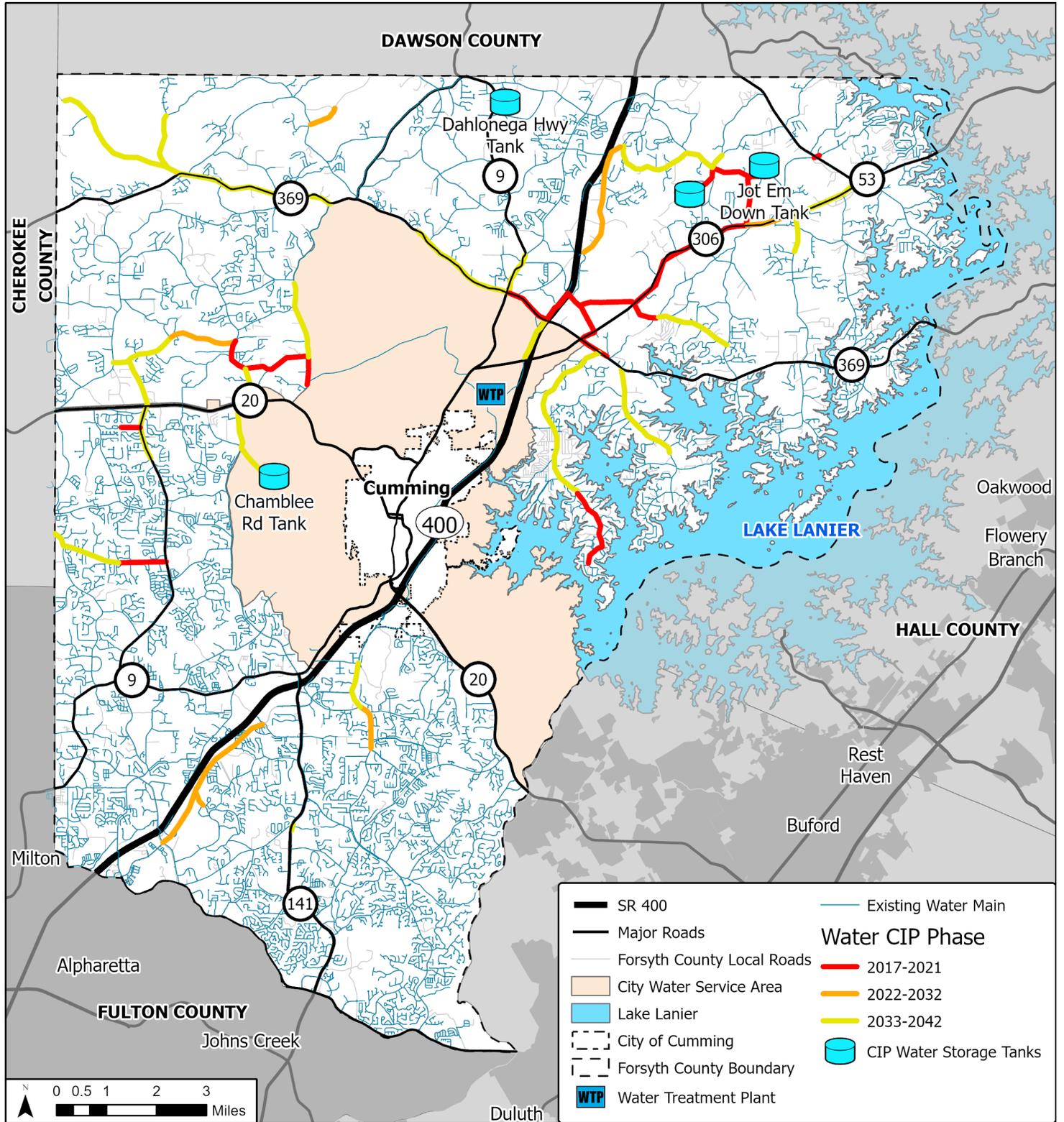
Table 13. Planned Water Improvements

CIP Project	Improvement Type	Phase
Jot Em Down Tank	Storage	2017-2021
Molly View Tank	Storage	2017-2021
Dahlonaga Hwy Tank	Storage	2022-2032
Chamblee Rd Tank	Storage	2033-2042
WTP HSP South/West	WTP Pump	2017-2021
WTP HSP North	WTP Pump	2017-2021
WTP HSP South/West	WTP Pump	2022-2032
WTP HSP North	WTP Pump	2022-2032
WTP HSP South	WTP Pump	2033-2042
WTP HSP North	WTP Pump	2033-2042
Pipe Upgrades	Piping	2017-2021
Pipe Upgrades	Piping	2022-2032
Pipe Upgrades	Piping	2033-2042

With the county population growing, a majority of projects through 2052 are slated to improve the water system in northern Forsyth County and surrounding Lake Lanier.



Map 12. Existing Water Infrastructure and Planned Upgrades



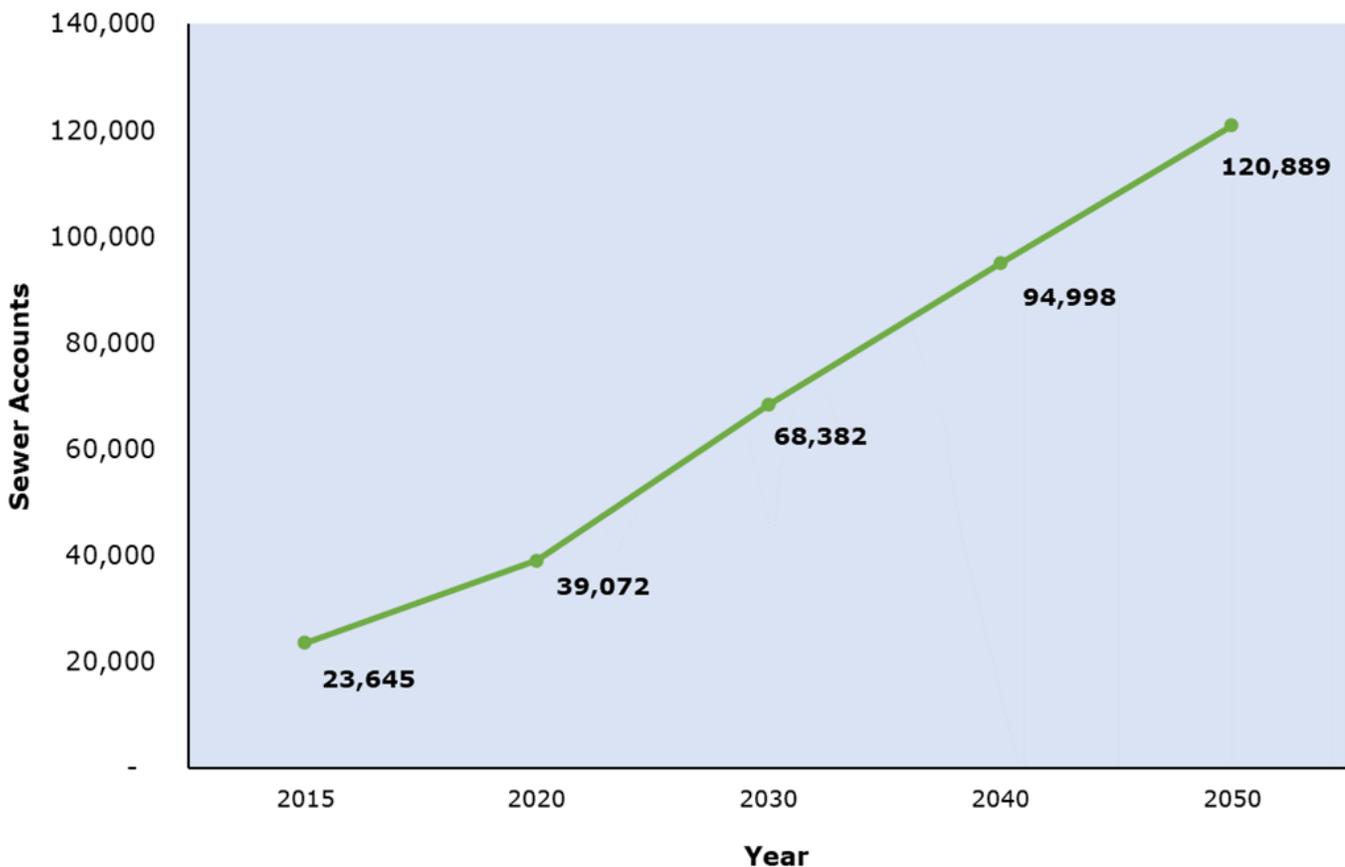
Data Source and Notes: Esri, Forsyth County Water and Sewer Department, Foster Forsyth 2017 - 2037. Forsyth County Water and Sewer Department serves all of Forsyth County outside of the City of Cumming Water Service Area, as well as a small portion of northern Fulton County.

Wastewater Master Plan Update 2015 - 2050

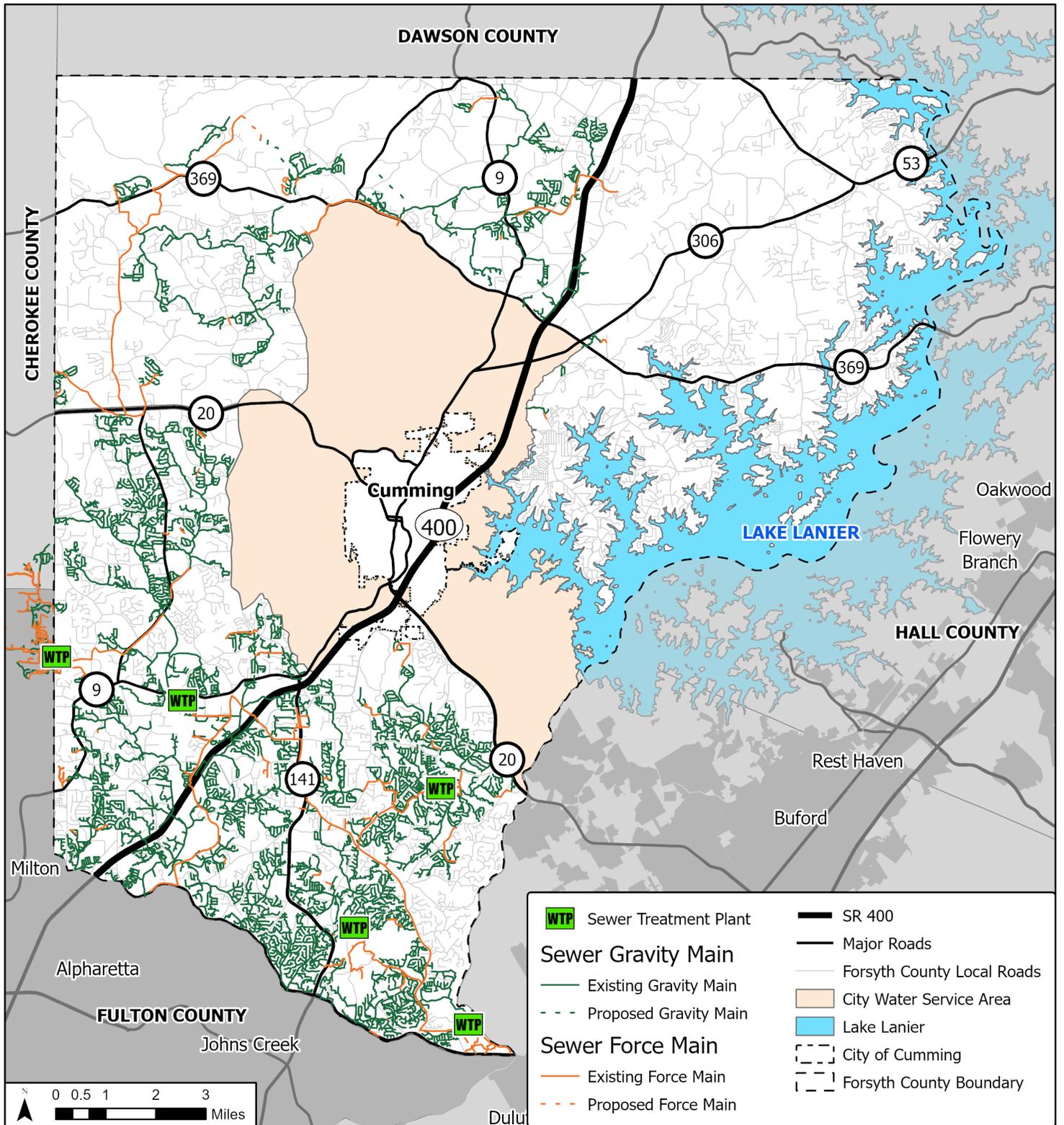
Forsyth County’s latest Wastewater Master Plan Update was completed in January of 2018. The update projects future wastewater flows through a variety of methods, notably by reviewing existing land development plans and population forecasts, analyzing historical wastewater flows, and developing future population forecasts. Through the update process, multiple planning resources, and their respective population forecast projections were evaluated to determine the most likely projections for Forsyth County’s growth. The update determined that the best population model to fit Forsyth County’s conditions was the Forsyth County Transportation Planning Traffic Analysis Zone (TAZ) 2015 - 2050, due to its representative growth curve compared to all other models

analyzed. The forecasting also included multiple assumptions, most notably the estimate that 35 - 55 percent of existing Forsyth County residences are currently on septic systems, but that 85 percent of new residences (through 2050) would be connected to the wastewater system (non-septic). **Figure 10** shows the projected residential sewer accounts over the course of the planning period.

Figure 10. Projected Sewer Accounts



Map 13. Existing Wastewater Infrastructure and Planned Upgrades



Data Source and Notes: Esri, Forsyth County Water and Sewer Department.
 Forsyth County Water and Sewer Department serves all of Forsyth County outside of the City of Cumming Water Service Area, as well as a small portion of northern Fulton County.

Table 14. Planned Wastewater Improvements

CIP Project	Improvement Type	Timeline
James Creek WRF	Waste Water Treatment Project	2017 - 2018
Fowler WRF	Waste Water Treatment Project	2017 - 2047
Lanier WRF	Waste Water Treatment Project	2018 - 2030
North Forsyth High School PS	Sewage Lift Station Project	2025 - 2037
Old Federal PS	Sewage Lift Station Project	2021 - 2039
Lower Big Creek PS	Sewage Lift Station Project	2016 - 2026
Big Creek Collection System	Gravity Sewer Project	2019 - 2047
Fowler Collection System	Gravity Sewer Project	2039 - 2040

Geographically, a majority of the current wastewater network is located in the southern and western sectors of the County. This is due to residents in the northern sector and the area surrounding Lake Lanier historically using septic systems. As Forsyth County projects an estimated 85 percent of new residences being connected to the County’s wastewater system by 2050, prioritizing future improvements to the current wastewater infrastructure is critical to ensure the effective service of future residences. Through this update, a list of Capital Improvement projects was developed, ranging from piping projects to Water Reclamation Facility (WRF) and Lift Station (LS) upgrades, and organized into phases based on priority.

Table 14 shows key projects included in this plan, and **Map 13** is a visualization of the current and planned wastewater system. The County currently lacks wastewater infrastructure in the northeastern sector of the County due to the use of septic systems in this area; however, the 2018 Wastewater Master Plan calls for a future wastewater plant in the northeastern sector.



Parks and Recreation Resources + Plans

The County created its 2016 – 2026 Parks and Recreation Comprehensive Plan to help improve the quality of life for its residents by providing open space and trails to enjoy the outdoors. At the time that the parks and recreation plan was being developed, the County system included:

- Eleven regional and community parks/sports complexes
- Seven passive/low impact recreational areas
- Five lake parks/water access points
- Two regional nature preserves
- One greenway

Forsyth County is also home to fourteen US Army Corps of Engineers parks along the shorelines of Lake Lanier, and there are two parks within the City of Cumming. Passive parks and greenways are highlighted as part of the County's system that will be in the highest demand as the population grows. Activities like biking and walking are some of the most popular in the County and while sports complexes are important, space for lower-impact activities and gathering should be an even higher priority for Forsyth.

The inventory of each existing park identified where renovations and improvements are needed most, and the demographics analysis determined the quantity of each facility needed to ensure Forsyth keeps up with demand from population growth in the coming years – for example, how many miles of greenway and the number of new recreation centers that need to be prioritized. The inventory illuminated that although improvements can be made, many of the eleven Regional and Community Parks are in fair to good condition, with many of the large fields within those parks often identified as in excellent condition.

Since adoption, Forsyth County has invested millions of dollars into implementation of the projects recommended in the Parks and Recreation Plan. This includes several priority projects like improvements at nine County parks, three park expansions, and a new recreation center currently under construction at the Matt Community Park.

As the County works to update its Foster Forsyth Comprehensive Plan, the information and recommendations in the Parks and Recreation Plan, as well as the current investments, should be considered. Parks, sports complexes, and recreation centers not only enhance residents' quality of life, but they also create jobs, reduce health costs, mitigate equity issues, and increase property value. One overarching theme of this plan is that the County should prioritize land acquisition for new and expanding parks before the County's growth creates a scarcity of land. While this should be considered and the County should acquire land, the County's growth also lends itself to the creation of partnerships with developers and builders. Building and expanding parks will create a greater desire for development near the parks, but the County should continue to work with developers to include neighborhood parks or greenway connections so that the park system can be cohesive.

Parks, sports complexes, and recreation centers not only enhance residents' quality of life, but they also create jobs, reduce health costs, mitigate equity issues, and increase property value.

Parks and Recreation Master Plan Overview

The 2016 Forsyth County Parks and Recreation Comprehensive Plan Update serves as a visioning document for indoor and outdoor recreation throughout the County and identifies population growth from 2016-2026 as the catalyst for improvements and expansion in existing parks and for creating new parks. Once the specific needs are identified for each park, the plan goes on to develop a strategy to fill those needs including estimating costs so that the County can prioritize the projects effectively. The plan was informed by a robust public engagement process where residents had the opportunity to state their needs and desires for the vision of parks and recreation in Forsyth.

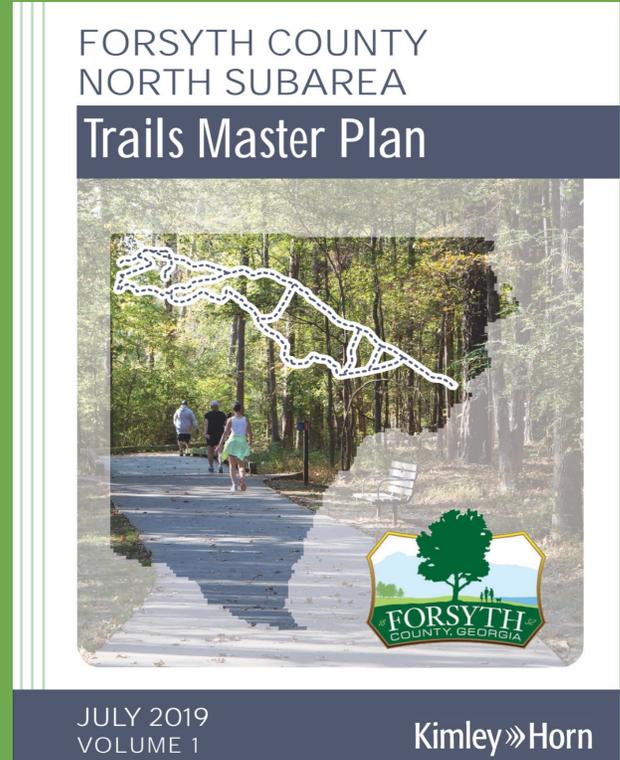
Goals and Objectives

Although the goals are not explicitly listed in the Parks and Recreation Comprehensive Plan Update, there are clear objectives woven through the document. The goals stem from the need of the County to balance the rapidly increasing population and potential scarcity of land for parks and recreation facilities with the call to update and expand existing facilities and provide residents with new facilities, as follows:

- Increase passive recreation areas (walking paths, County-wide trail system)
- Increase active recreation areas (baseball and softball fields, playgrounds, pickleball)
- Increase overall park and greenspace area by 1,000 acres by 2026 to meet and maintain the National Recreation and Park Association (NRPA) standard of 6.25-10 acres of parkland per 1,000 residents as the County’s population grows
- Diversify types of parks throughout the County (Lake Parks, Mini and Neighborhood Parks, Community Parks, Regional Parks)

North Subarea Trails Plan

In 2018, following the Bicycle and Pedestrian Walkways Plan, Forsyth adopted the North Subarea Trails Master Plan, providing a more detailed look at the proposed 35-mile trail system in the North Subarea. The goal of the plan is to connect the residential, commercial, and recreational assets in the County using primarily an off-road greenway trail system and a side path along SR 369. The trail would also connect other County and regional trail systems outlined in the 2015 plan and the 2018 Comprehensive Transportation Plan Update. The Plan proposes four phases for the construction of the North Subarea trail system and prioritizes the Sawnee Mountain Greenway and the Etowah River Greenway. The plan also encourages the County to reinforce the branding of the trail and to use signage to improve trail safety. This project would bring Forsyth closer to achieving goals listed in the Parks and Recreation Comprehensive Plan Update and the Bicycle and Pedestrian Walkways Plan.



Capital Improvements Overview and Prioritization of Projects

The 2016 Parks and Recreation Comprehensive Plan Update made several recommendations based on the needs for each type of park and facility, and identified several capital improvement projects the County should focus on. Eight of the capital improvement projects identified are 5-year priorities – many of which include improvements and renovations to existing parks and facilities. The plan lists costs for each project in each park for use by the County in prioritization of projects.

Since the plan’s adoption, Forsyth has made progress on several of the capital improvement projects, including some that have been completed. **Map 14** and **Table 15** show the status of recent parks projects. The plan identified nineteen parks needing improvements; five of those have been updated or are in the process of being updated, including the Big Creek Greenway, Sawnee Mountain Park, Central Park, Midway Park, and Coal Mountain Park. The improvements in two others, Caney Park Preserve and Shady Grove Campground, have been completed. Major renovations to Sharon Springs Park and Bennett Park are also underway.

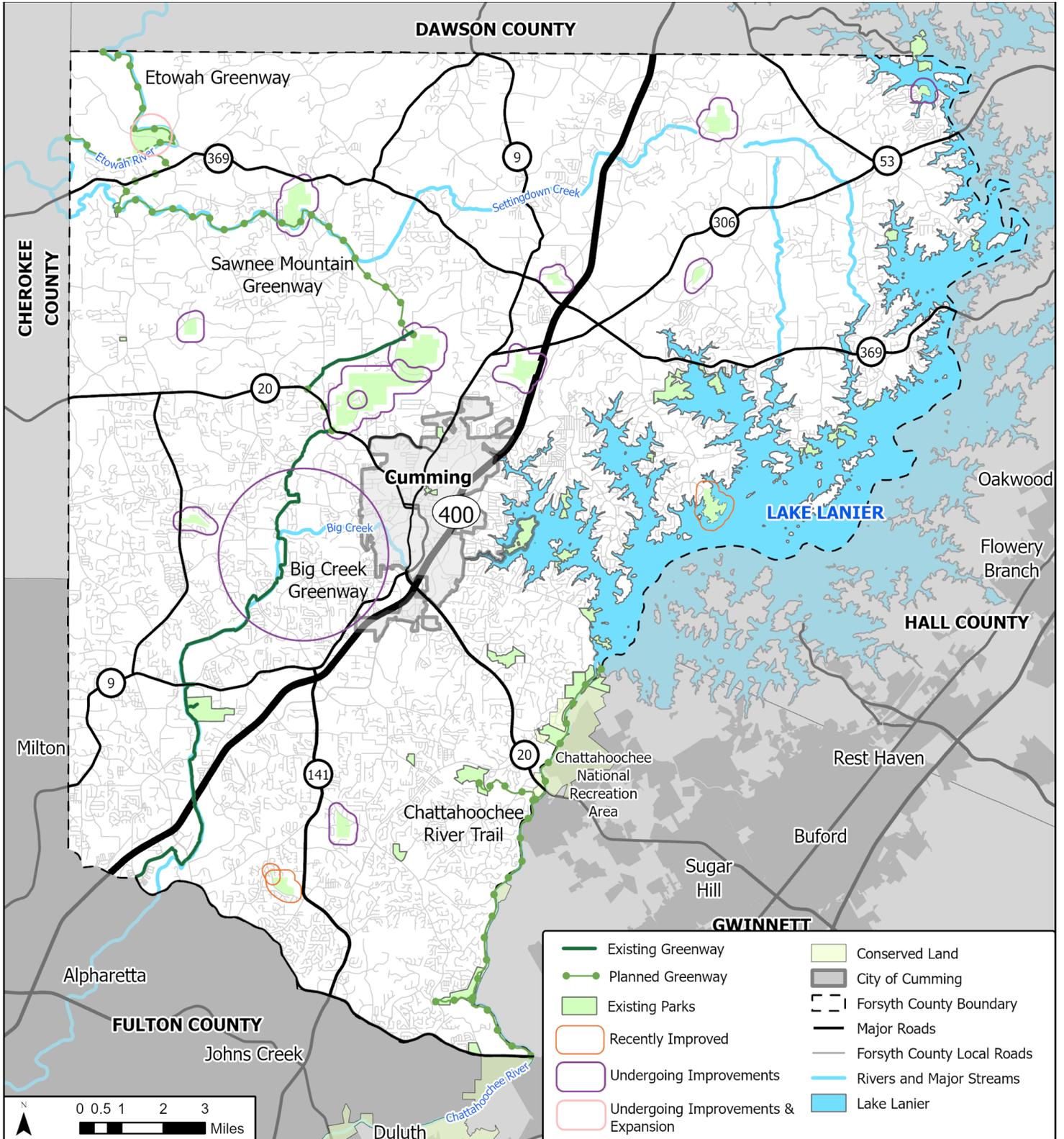
The County completed Phases 5A and 5B of the Big Creek Greenway in 2021, adding 4.7 miles of greenway within Forsyth. These sections will be connected as part of the GDOT Widening Project along Hwy 20 which will add another mile of greenway.

Several parks are being expanded including Eagle’s Beak, Lanierland, and Sawnee Mountain Preserve. Investments into the County parks and recreation system show that the County places a high priority on the quality of life of its residents. Studying aerial imagery, it is evident that there is a good deal of development occurring around the County’s parks. For example, new housing developments are being constructed near Central Park, Matt Community Park, Sawnee Mountain Park, Midway Park, and Eagle’s Beak Park – many of which are being improved or expanded. Additionally, the amount of undeveloped land remaining, especially in the northern part of the County, lends itself not only to future park development and expansion but to development of housing near parks and greenways.

Figure 11. Priority Parks Investments

CAPITAL IMPROVEMENTS PROJECTS	
P R I O R I T Y	• Improvements to 19 parks
	• Major renovations to Sharon Springs and Bennett Park
	• Complete current expansions and improvements of Lanierland and Matt Parks
	• Acquire 300 acres of land for passive recreation and preservation of open space
	• Acquire land for construction of greenways and new lake parks
	• Construct four new community parks at ±50 acres each
	• Expand South Forsyth Soccer Complex by 200 acres
	• Develop 30 miles of new greenways
	• Construct 3 new large, multi-use recreation centers
	• Construct 3 smaller community buildings
	• Construct a new indoor pool
	• Construct 2 new splash pads

Map 14. Parks and Greenspace

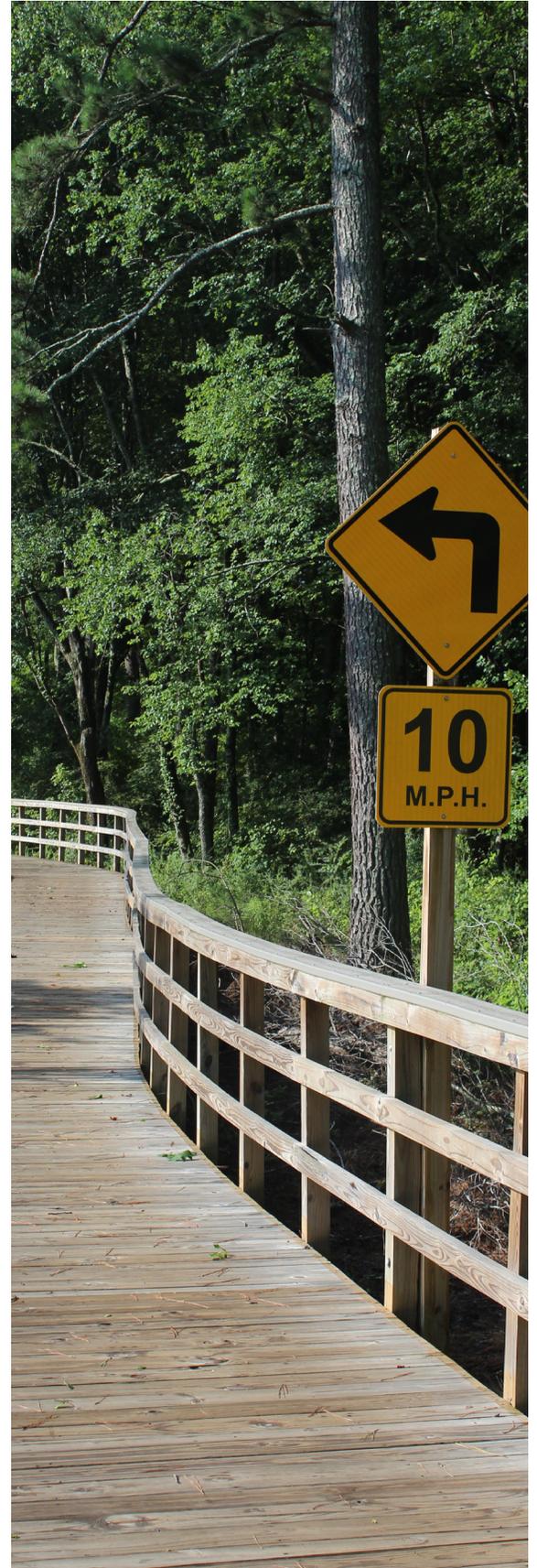


Data Source: Esri, Forsyth County Planning and Community Development Department, Georgia Department of Community Affairs



Table 15. Recent Parks Improvements

Project	Completion Date	Project Type
Big Creek Greenway - Phase 1 Renovation	Est. 2021	Park Improvement
Sawnee Mountain Park	Est. 2021	Park Improvement
Central Park Recreation Center Expansion	Est. 2023	Park Improvement
Midway Park	Est. 2022	Park Improvement
Coal Mountain Park	Est. 2023	Park Improvement
Caney Park Preserve	Complete	Park Improvement
Shady Grove Campground	Complete	Park Improvement
Sharon Springs Park	Est. 2023	Park Improvement
Bennett Park	Est. 2024	Park Improvement
Big Creek Greenway - Phase 5	2021	Greenway Development
Big Creek Greenway - Phase 5 Trailhead	Est. 2022	Greenway Development
Wildcat Creek Park	TBD	New Park Development
Eagle's Beak Park - Phase 2	Est. 2022	Expansion
Lanierland Park - Phase 2	Est. 2022	Expansion
Sawnee Mountain Preserve - Phase 4	Est. 2023	Expansion
Matt Community Park Recreation Center	Est. 2026	Recreation Center Development



Big Creek Greenway

Transportation Context

The robust transportation network of Forsyth County includes roads, bridges, sidewalks, bike lanes, and greenway trails. While there are several major roads within the County including GA 400 (6-8 lanes), SR 141 (4 lanes), McGinnis Ferry Road (4 lanes), and Veterans Memorial Parkway (4 lanes), most roads within the County are two-lanes. The roads within the County are categorized as arterials, collectors, or local depending on the type of traffic they service.

The County works closely with GDOT, who maintains roughly half of the traffic signals within the County as they are located along state routes. Additionally, GDOT manages the Regional Traffic Operations Program (RTOP) within Forsyth County along SR 20 between GA 400 and the Gwinnett County boundary and along SR 141 from the Fulton County boundary to Brookwood Road. The RTOP is part of the County's Intelligent Transportation Systems that improve traffic safety and help to mitigate congestion. The County's transportation network also includes multi-use trails and sidewalks. The Bicycle and Pedestrian Walkways Plan adopted in 2015 is incorporated into the Forsyth Transportation Plan (FTP), which was adopted in 2018. Additionally, Forsyth County currently offers three public transportation services: Dial-A-Ride, State Road and Tollway Authority (SRTA) Commuter Xpress Bus, and Senior Services. The Dial-A-Ride program is an on-demand transportation service with no fixed routes. The SRTA Commuter Xpress Bus is operated by the Georgia Regional Transportation Authority focused on long range commute trips from suburban counties to Atlanta.

The FTP recommends over 150 improvements to the County's transportation system, breaking them down into seven categories: Operations & Safety, Bicycle Treatment, Multi-Use Trail, Sidewalk, Roadway Widening, Roadway New Alignment, Road Reclamation. More broadly, the recommendations can be categorized

geographically based on growth. The projects south of the City of Cumming and east of GA 400 are projects to respond to the rapid growth in this area that has occurred in recent years and is still ongoing. Those projects identified south of the City of Cumming and west of GA400 are also in response to existing growth. The distinction between these groups of projects is that those east of GA 400 are in response to single family and several mixed use and commercial projects. In contrast, the projects to the west are in response to mostly single family growth. Lastly, the projects north of the City of Cumming are those identified to mitigate the issue of future growth in this area of the County.

Several investments have been made by the County and GDOT since the plan's adoption, including the widening of Post Road, the expansion of Ronald Reagan Boulevard, and the widening of GA 400. The Ronald Reagan Boulevard project runs parallel to GA 400, providing drivers with another option to travel north/south, which is especially important for those who commute to and from Forsyth. The proposed widening of Post Road from two to four lanes will also provide drivers with more options while mitigating congestion. The County, along with GDOT, made heavy investments to GA 400, widening it to 6 lanes. These investments will assist with future development of northern Forsyth by providing better access with less congestion to those parts of the County with the greatest growth potential.



Downtown Cumming, GA



The County's existing and planned transportation system and resources are essential elements to planning for future growth and development. Since the County adopted its 2017 Foster Forsyth Comprehensive Plan, the County completed a Comprehensive Transportation Plan in 2018 and initiated a Public Transportation Plan, which is scheduled for completion in 2022.

The Forsyth Transportation Plan (FTP) considers existing conditions and transportation needs throughout the County, then recommends projects and policies to address those needs. This includes costs for each project and a robust methodology on how to prioritize them. This plan is updated every 5 years. Included projects outlined in the document may be eligible for state and federal funding. The FTP includes recommendations and projects from the Bike and Bicycle and Pedestrian Walkways Plan, a plan that the County updated and adopted in 2015 that focuses on non-motorized movement throughout the county. The FTP recommendations included several key road widening projects:

- SR 20: This road widening project will increase the width from 2 to 6 lanes between the City of Cumming and the eastern County boundary. Because

this route runs east-west to Canton in Cherokee County and Cartersville in Bartow County, this project will contribute to the improvement of the regional transportation network and alleviate congestion for those traveling to and from Forsyth.

- SR 9: Several recommendations were made in the FTP that would result in this route being expanded from 2 to 4 lanes from the City of Cumming to the north boundary of the County. This road widening will provide an alternative to GA 400 when traveling from north south.
- GA 400 Widening: GDOT recently completed a road widening project to SR369 with a \$34.5 million contribution from Forsyth County in an effort to reduce congestion and mitigate issues with future growth in the northern portion of the County. Additionally, the County plans to extend the freeway portion of GA 400 farther north.
- SR 369 and SR 306: These roads are the only two options to travel into Hall County across Lake Lanier. Because many commuters use these access points, the road widenings will be important to keep up with the growth of both Forsyth and Hall Counties.

Goals & Objectives

The FTP Includes the following goals and objectives.

- Develop project and policy strategies to complement and implement the county's Comprehensive Plan vision
- Preserve and enhance the transportation system through appropriate strategies including transportation demand and access management techniques
- Enhance safety and security for motorized and non-motorized travel
- Ensure financial viability of transportation system
- Manage congestion
- Conserve natural and built resources
- Promote appropriate economic development relevant to desired land use
- Provide alternative solutions for transportation consistent with local, regional, and statewide jurisdictions
- Develop mobility and connectivity within and between transportation modes
- Encourage sustainable development
- Accommodate growth within and immediately adjacent to county
- Facilitate the movement of goods
- Promote complete street concepts by ensuring balance for all users
- Support reduction of greenhouse gases consistent with pending policies
- Position infrastructure recommendations to take advantage of multiple funding sources

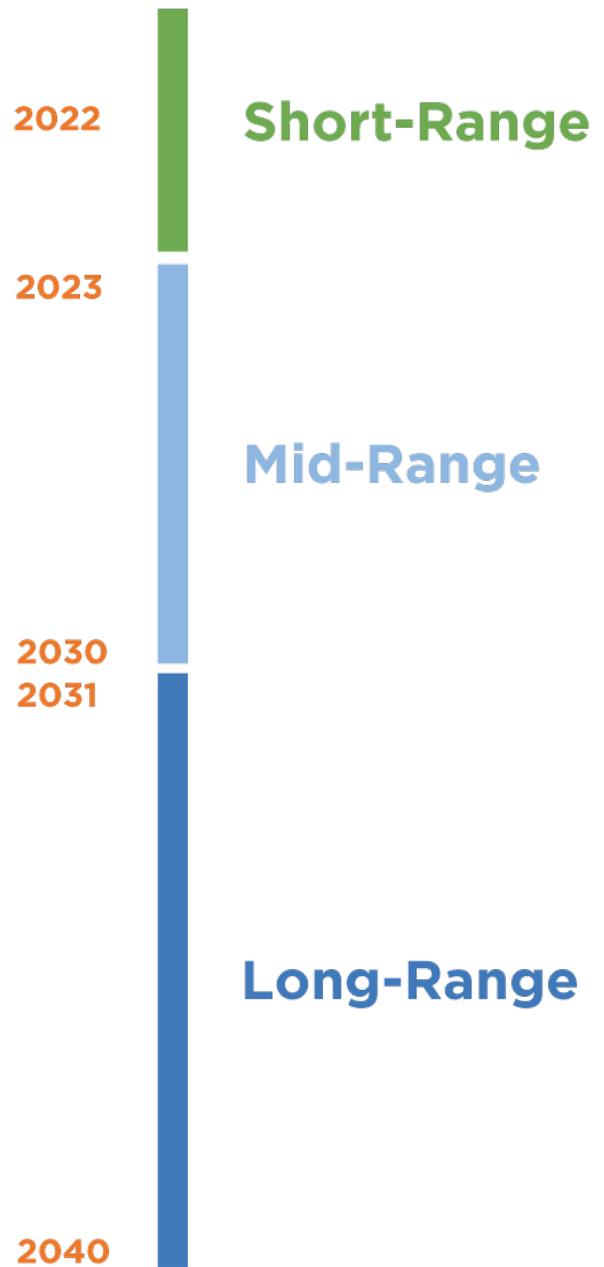
Capital Improvements Overview & Prioritization of Projects

The plan includes a prioritization framework for recommended projects, which was finalized based on input from staff, stakeholders, and elected officials. Below is a high-level summary of key planned projects as well as total investments planned by category within each priority group.

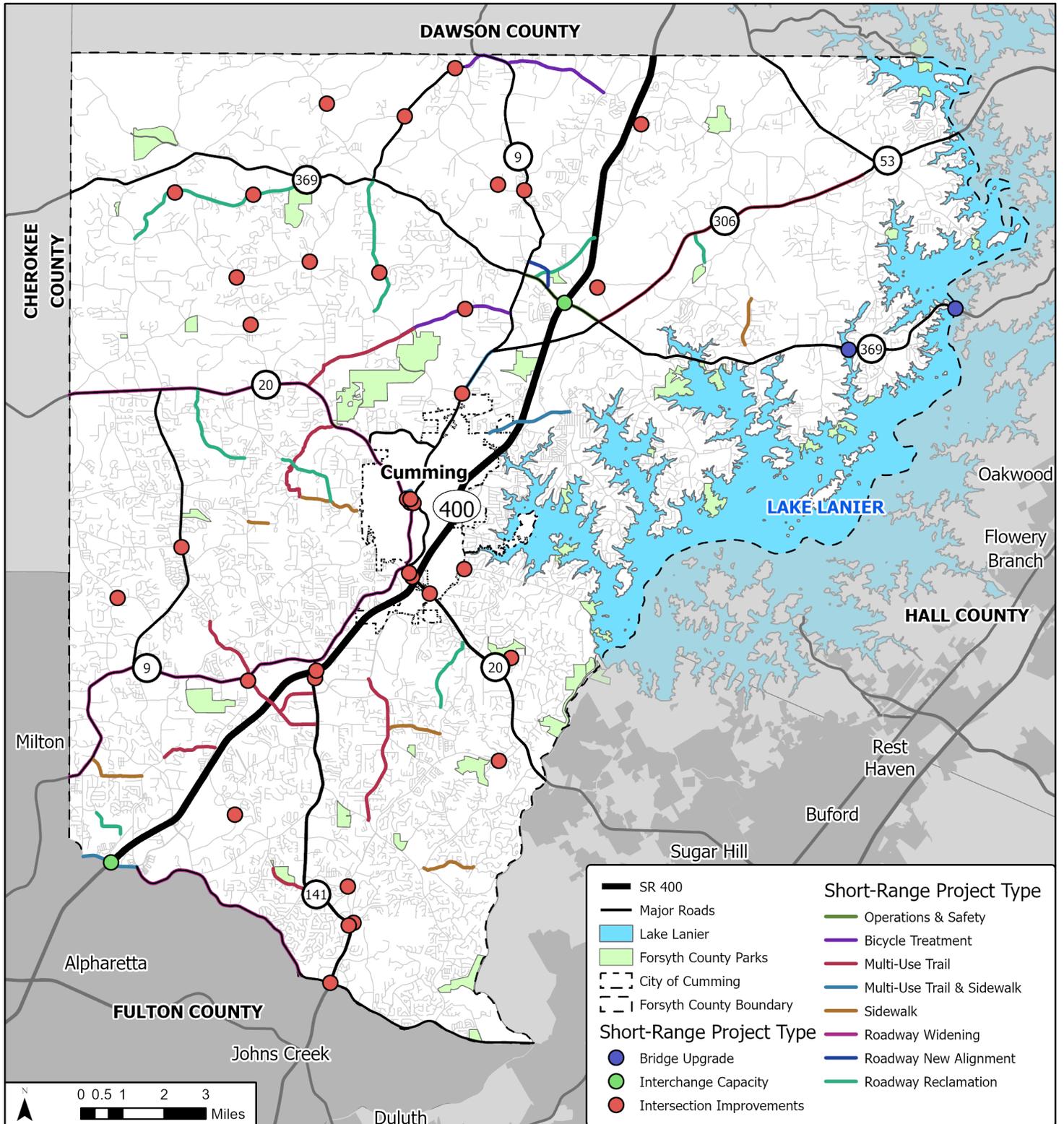
The **short-range projects** identified in the plans are the highest priorities, are shown on **Map 15**. Some of these projects were already under construction, going through design, and/or were already funded by the County when the FTP was adopted. Some of these projects are also listed in the ARC’s Transportation Improvement Program (TIP). Short-range project types include active transportation, roadway safety, and intersection improvements. The specific projects encompass last mile connectivity, multi-use trails, roundabouts, signal timing, and bridge replacement.

Mid-range project recommendations are those planned for the 2023-2030 timeframe. Mid-range project types include active transportation and road widening as shown on **Map 16**. Specific projects include bicycle facilities, multi-use trails, and widening almost the entire length of GA 400. This particular project would help mitigate the potential traffic congestion that could come with the population growth that is expected and will assist those traveling outside of the county for employment.

The **long-range projects** recommended for 2031-2040 can be seen in **Map 17**. Long-range project types include operations and safety, road alignment, and road widening on major roads outside of GA 400 and SR 20. These projects would benefit all residents of the County, but these are smaller, less expensive projects that will really make an impact for those who live away from the major highways that run through the county.

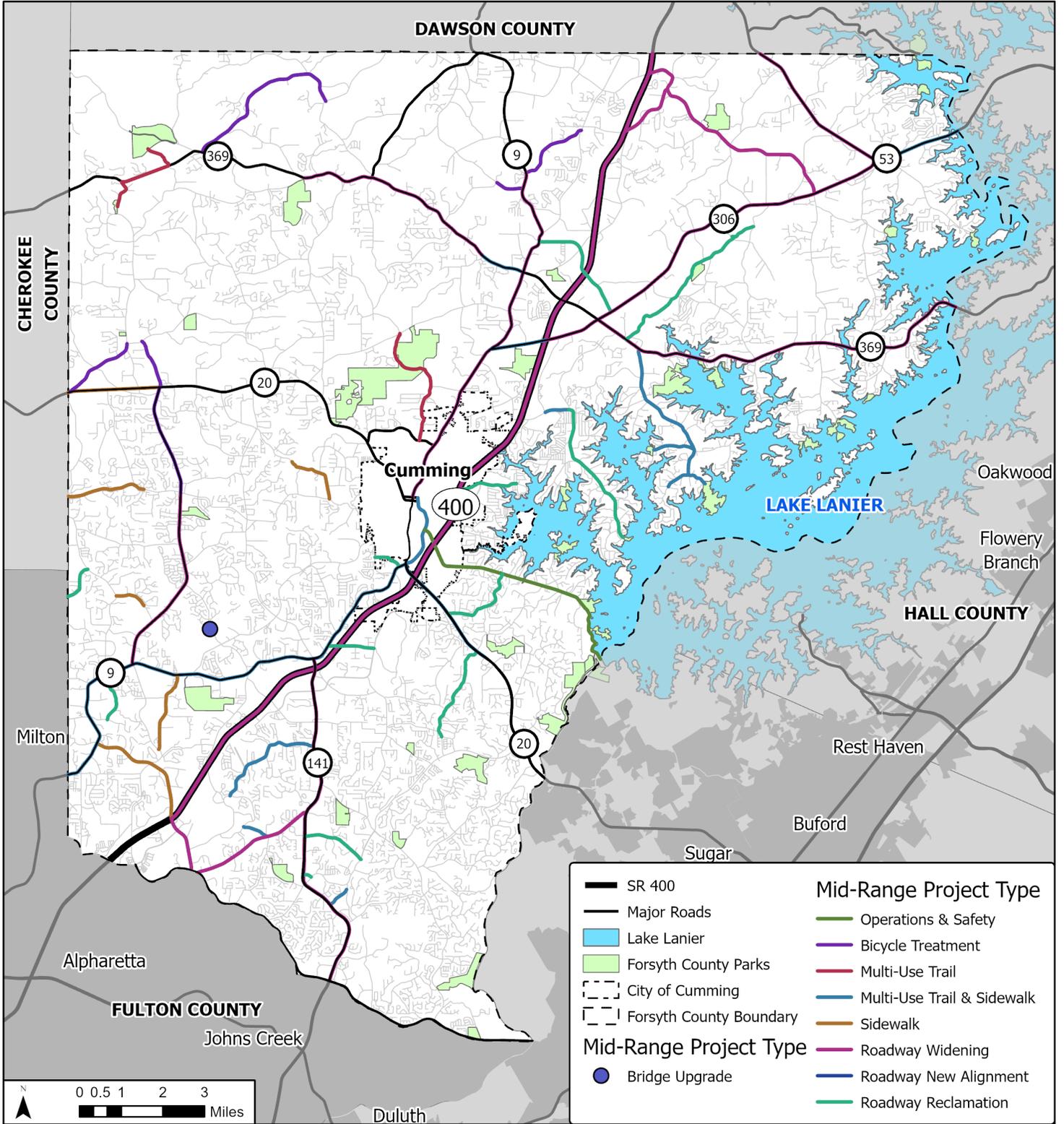


Map 15. Short-Range Transportation Projects



Data Source and Notes: Esri, Forsyth County Planning and Community Development Department.
 Short-range projects are recommended to be underway by the end of 2022.
 Mid-range projects are recommended for the 2023 - 2030 time period.
 Long-range projects are recommended for the 2031 - 2040 time period.

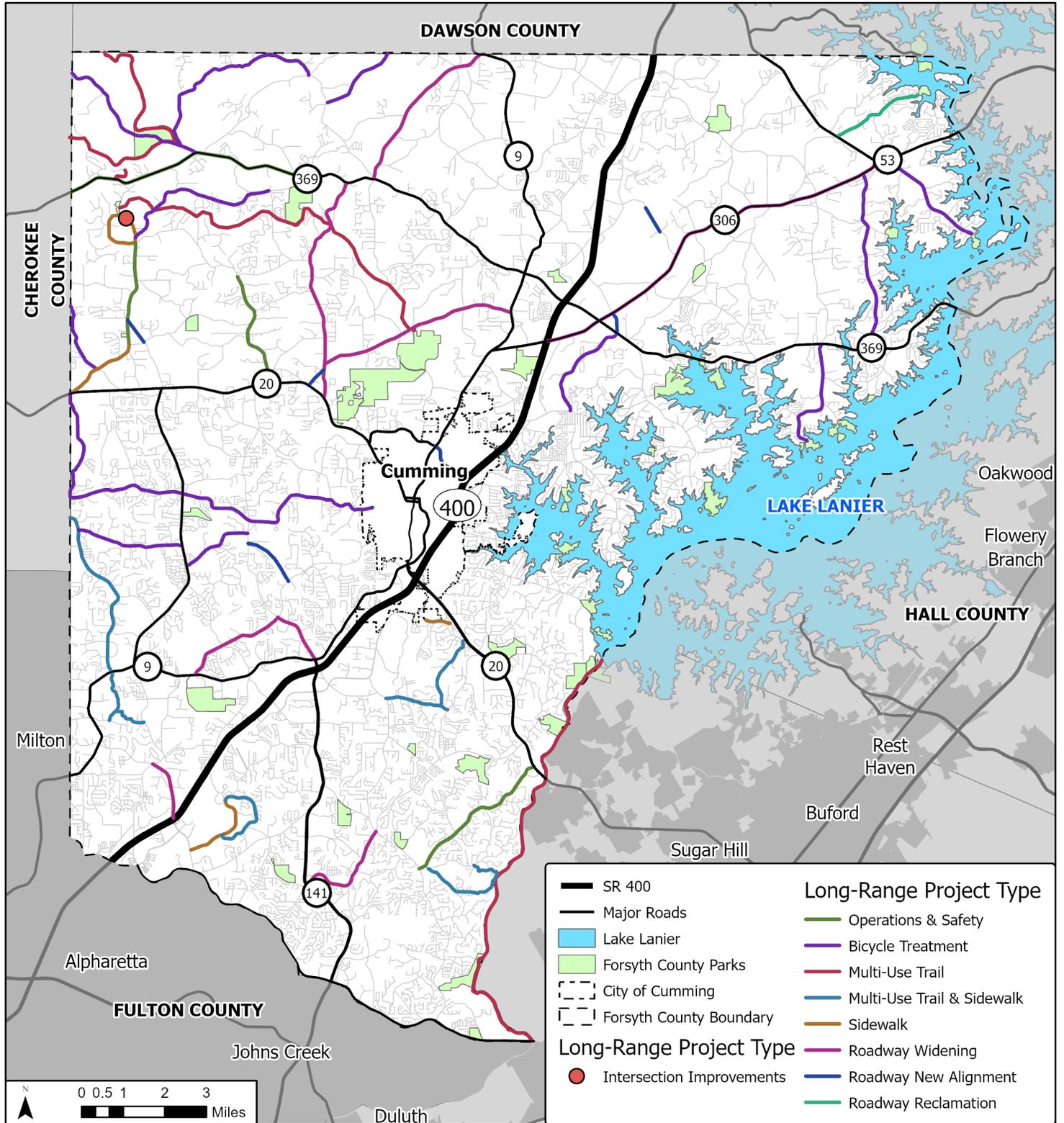
Map 16. Mid-Range Transportation Projects



Data Source and Notes: Esri, Forsyth County Planning and Community Development Department.
 Short-range projects are recommended to be underway by the end of 2022.
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 Long-range projects are recommended for the 2031 - 2040 time period.



Map 17. Long-Range Transportation Projects



Data Source and Notes: Esri, Forsyth County Planning and Community Development Department.
 Short-range projects are recommended to be underway by the end of 2022.
 Mid-range projects are recommended for the 2023 - 2030 time period.
 Long-range projects are recommended for the 2031 - 2040 time period.

Section 4.

VISION, GOALS, + PRIORITIES
ALIGNMENT

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Vision, Goals, + Priorities Alignment

Alignment of Vision and Goals

The Foster Forsyth 2017 - 2037 Comprehensive Plan set a vision for the County that precipitated many of the initiatives that have occurred in the past five years. Various departments within Forsyth County have completed new planning documents and implementation is underway.

Figure 12 shows the timeline of recent planning efforts.

One theme that is echoed in all of these plans is that Forsyth County needs to balance the challenges and opportunities that come with rapid growth. Each plan emphasizes that investment in infrastructure is critical for maintaining a high quality of life. These plans

look at the different types of infrastructure that are vital to the community, including water and sewer, parks and greenspace, transportation networks, and land uses that support economic development.

Although each plan uses different methods to project future growth (as shown in the next section of this report), the high-level objectives of each plan are very much compatible with the Foster Forsyth Comprehensive Plan. The following examples in **Table 16** demonstrate how these recent plans align with the priority policies and actions from Foster Forsyth.

Figure 12. Timeline of Recent Plans

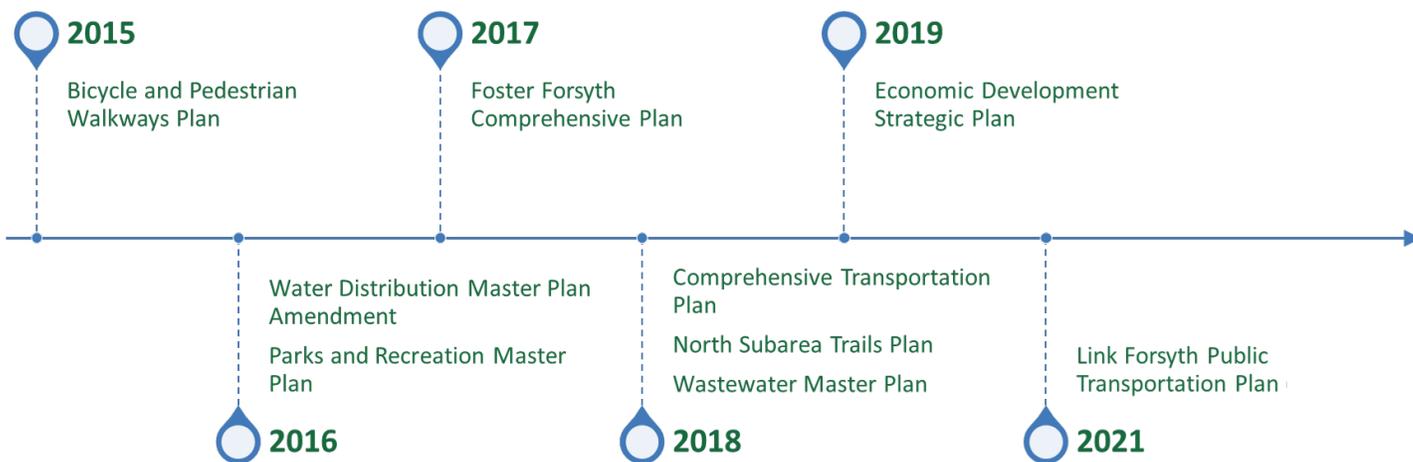


Table 16. Priorities within Foster Forsyth and Related Plans

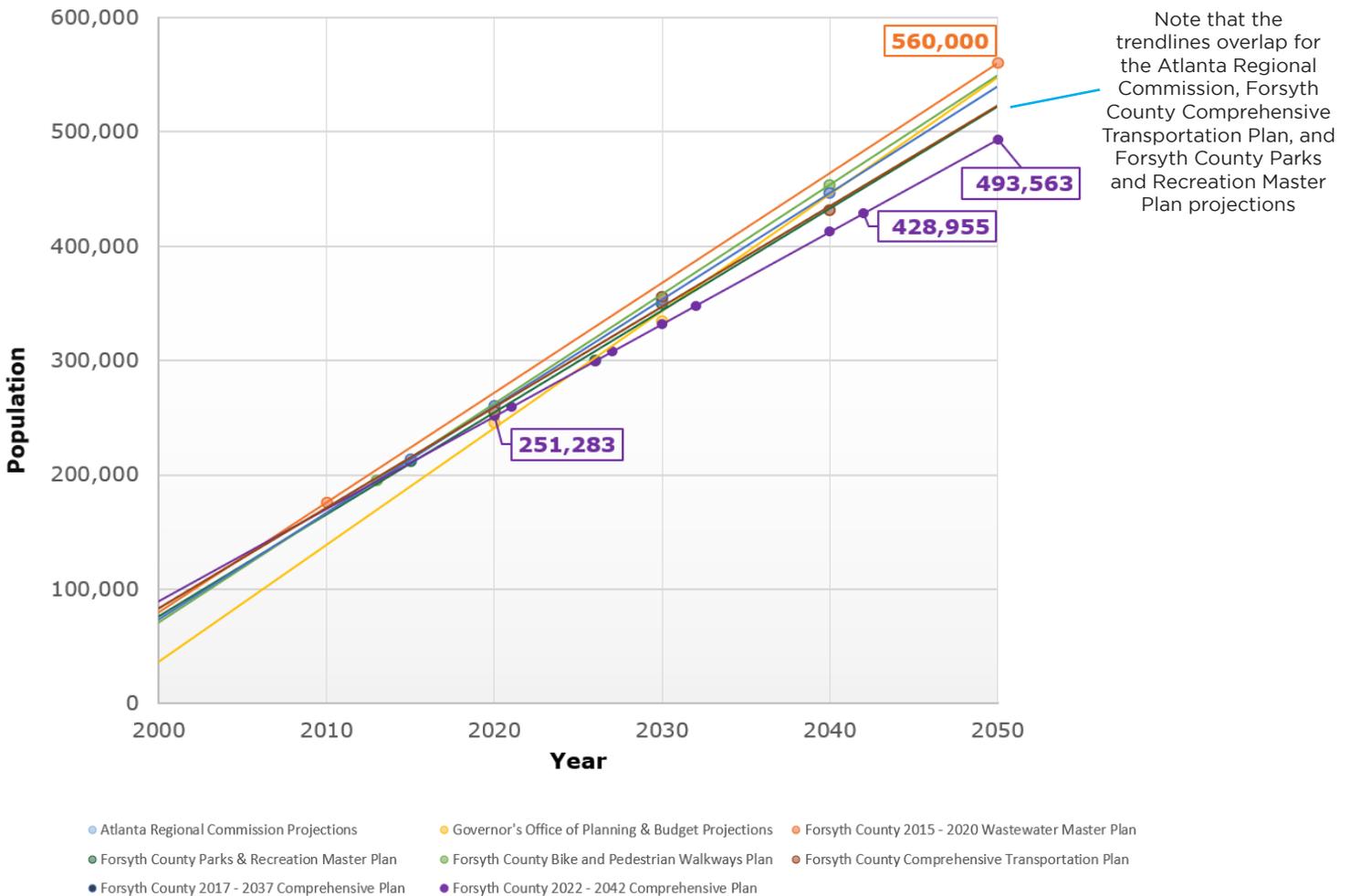
Foster Forsyth 2017 - 2021	Related Plans
Evaluate the current role and services of the Chamber; identify best partnership strategy moving forward, including funding from County. Identify incentives that are underused or required to attract businesses in service of the Economic Development plan.	<p><i>Economic Development Strategic Plan</i> Align County and Chamber resources. Rechristen the Chamber's economic development division as the "Forsyth County Partnership" and update the Partnership's logo and tagline. Explore the creation of new incentive tools.</p>
Reduce congestion through a smart transportation network. Improve internal connectivity .	<p><i>Comprehensive Transportation Plan</i> Manage congestion. Increase mobility and connectivity within and between transportation modes.</p>
Address the necessity to treat and return wastewater to the watersheds as quickly as possible. Continue to work with the state health department to guarantee septic systems are in compliance to prevent groundwater contamination .	<p><i>Water and Wastewater Master Plans</i> Develop conveyance and treatment capacity to support future growth. Recommend improvements that are the most economical means of meeting the applicable effluent water quality and public health requirements over the design life of the facilities while recognizing environmental and other nonmonetary considerations.</p>
Protect and provide access to the County's natural assets. Enhance and expand passive and active park space .	<p><i>Parks and Recreation Master Plan</i> Renovate and expand existing parks to provide additional recreational facilities. Acquire additional parkland for development of active recreation and preservation of open space.</p>
Improve internal connectivity . Ensure transportation investments positively impact community character and aesthetics .	<p><i>North Subarea Trails Plan</i> Connect the residential, commercial, and recreational assets in the County using primarily an off-road greenway trail system and a side path along Highway 369.</p>
Provide alternatives to single-occupancy vehicles for County residents and workers.	<p><i>Link Forsyth Public Transportation Plan</i> Enhance Forsyth County's overall quality of life by improving local multi-mobility and accessibility for all people.</p> <p><i>Bicycle and Pedestrian Walkways Plan</i> Provide a system of safe, convenient, and accessible bike/pedestrian facilities working through governmental agencies, the private sector, and the general public.</p>

Preliminary Projections

To facilitate dialogue with community members about refinement to the growth management strategy, preliminary population projections were developed using a simple trendline that continues recent development and demographic trends. The County's past three years of permitting data (2018 - 2020) showed an average residential growth rate of 2,719 housing units per year. The American Community Survey's 2019 estimate for household size in Forsyth County was 2.97. By factoring in household size with the anticipated residential growth, the population projection comes out to an increase of 8,076 people annually. Beginning with the 2020 Decennial Census population figure, the projected annual growth is applied through the end of this planning horizon, resulting in a 2042 population projection of 428,955 people.

It is important to compare these projections with projections calculated in other recent plans. As shown in **Figure 13**, the preliminary Foster Forsyth 2022 - 2042 projection offers the most conservative estimates of growth, whereas the Forsyth County Wastewater Master Plan shows a 2050 projection that is about 130,000 people greater than the anticipated 2050 population per the above methodology. Other County plans, as well as projections from the Atlanta Regional Commission and the State of Georgia, land somewhere in the middle of these projections.

Figure 13. Population Projections



Preliminary Needs and Opportunities

This Assessment highlights the many achievements stemming from Forsyth County’s recent planning efforts. The work is never done, though—it is important to step back and consider where gaps exist on the report of accomplishments. An assessment of community needs is a foundational element of the comprehensive plan.

The following list points out some preliminary needs and opportunities, organized by the overarching goals for future growth, for the Steering Committee and the public to further build on and consider as a part of Foster Forsyth 2022. Needs and opportunities will be refined and prioritized through the community engagement process with final guidance provided by the Steering Committee.

Six Overarching Goals

1. Invest in Our Quality of Life
2. Improve Mobility
3. Enhance Community Character
4. Expand Infrastructure that Furthers Our Vision for Growth and Development
5. Facilitate Job Opportunities
6. Maintain and Expand Greenspace

Invest in Our Quality of Life

- Diversify the housing stock to address the “missing middle.”
- Consider and address gap in housing for young professionals and seniors.
- Manage traffic congestion, safety, and access on major roads.

Facilitate Job Opportunities

- Continue diversifying the tax base.
- Bring job opportunities that are attractive to young professionals.
- Align economic development target areas with land use policy.
- Facilitate opportunities for housing options in proximity to jobs.

Expand Infrastructure

- Coordinate with neighboring jurisdictions to offer transportation services to locations where people travel most often.
- Align sewer expansion plans with the economic development strategy.

Enhance Community Character

- Facilitate mixed-use development in appropriate locations.
- Create strategy and policies for commercial corridors.
- Attract more cultural and entertainment uses.
- Introduce placemaking features at key locations.

Improve Mobility

- Facilitate mixed-use development.
- Encourage strategic connections to other developments, trails, and roadways as new development occurs.

Maintain and Expand Greenspace

- Improve internal connectivity with trails and greenway expansion.
- Consider investments in land conservation to protect key environmental assets.
- Encourage developers to build pocket parks and incorporate accessible open space.