

Forsyth County District 4 Zoning Newsletter

Thank you for taking time to be invested in the future of Forsyth County! This newsletter is designed to help disseminate information regarding Planning and Zoning to the general public. It has been compiled by and is managed by District 4's Citizen Stakeholders.

We understand how frustrating the zoning process can be and hope we can help you find the information you need when it affects your home, neighborhood, and county.

In this newsletter you will find important dates, maps of zoning reviews, and other information that might affect you as a resident of Forsyth County District 4.

Disclaimer: This information is accurate to the best of our ability.

Forsyth County District 4 Zoning Updates

Important Dates To Be Aware Of:

5/16/2017 - Forsyth County Planning Commission Work Session

and

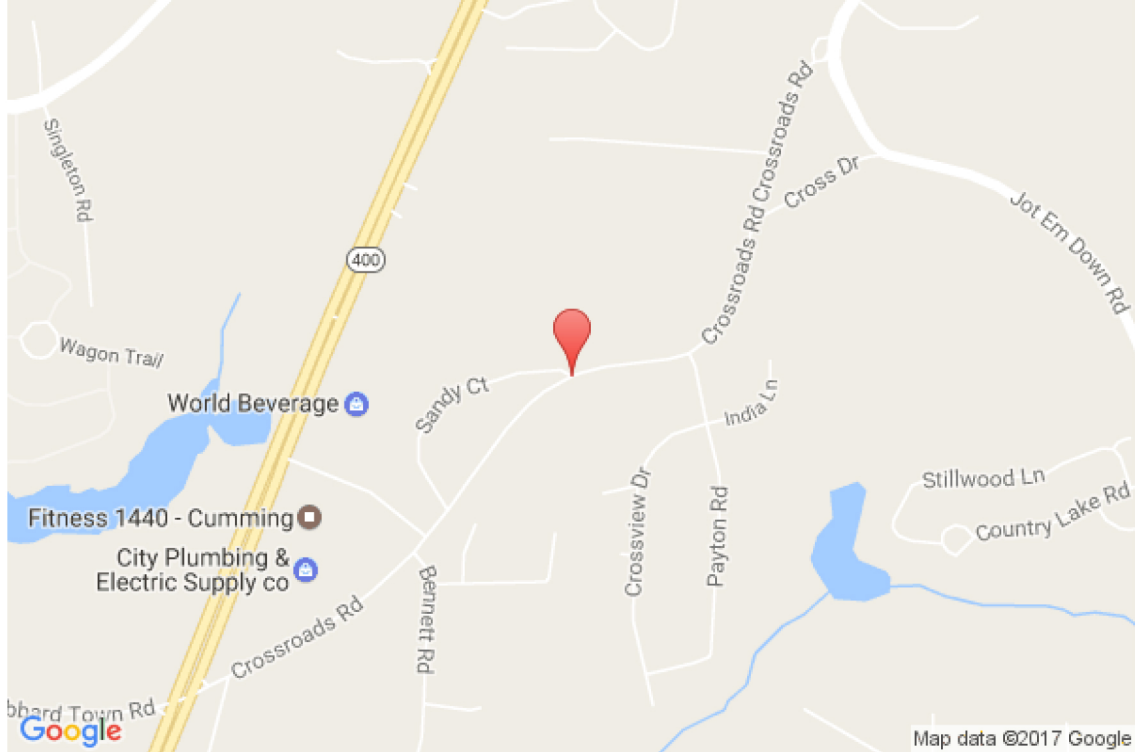
5/23/2017 - Forsyth County Planning Commission Public Hearing

These meetings are held at 6:30pm at

110 East Main Street

Suite 100

Cumming, GA 30040



ZA-3732 - Ridge 19, LLC

This property is located on the east side of Georgia Highway 400 approximately 3,200 ft. north of the intersection with Cross Roads Road and is also located at the northeast corner of the northeastern intersection of Sandy Court and Cross Roads Road.

Applicant is requesting to rezone from Restricted Industrial District (M1) to Master Planned District (MPD) on 29.414 acres for 87 residential lots with a density of 2.96 units per acre and proposed commercial buildings totaling 36,500 sq. ft. with 186 parking spaces.

Date submitted: 3/6/2015

Zoning Review Meeting Date: 1/6/2016

Proposal for Board Consideration - Submitted: 8/19/2016

Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: This applicant has requested withdrawal without prejudice at the May 23, 2017 Planning Commission Meeting



ZA-3821 - Tallant Family Limited Partnership

This property is located at 3030, 3070, 3076 and 3080 Dahlonge Highway, Cumming, GA 30040.

Applicant is requesting to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Master Planned District (MPD) on 20.37 acres for 57 residential lots with a density of 2.8 units per acre and proposed commercial buildings totaling 36,000 sq. ft. with 146 parking spaces.

Date submitted: 4/7/2017

Zoning Review Meeting date: 5/3/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: Remanded back to the Planning Commission from the Board of Commissioners due to an error on the concept plan measurement of the 25% Commercial. Applicant has **resubmitted for Zoning Review on May 3, 2017**. If approved moves forward for Public Participation meeting to be scheduled by the applicant and signs must be posted no more than 2 days after zoning review. All property owners within 500 feet of this property must receive written notification of the Public Participation meeting. This application was originally sent to the BOC with a recommendation of approval.



ZA-3833 - Elaine Pemberton

This property is located south on Burruss Road, approximately 235 feet east of the intersection with Dahlonega Hwy. This property is also located approximately 545 feet north of the intersection with Chandler Drive and approximately 1,145 feet east of property known as 4490 Dahlonega Highway, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 50.01 acres for 82 residential lots with a density of 1.64 units per acre.

Date submitted: 12/19/2016

Zoning Review Meeting Date: 1/4/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: Voted at the April 23, 2017 Planning Commission meeting to **postponed due to Public Participation Report and Sign Affidavit not being submitted. May 10 next deadline** for Public Participation sign and public affidavit to be submitted.



ZA-3837 - Bennett Capital Partners, LLC

The property is located at 6585 Jewell Bennett Road, Dawsonville, GA 30534. This property is also located west of Jewell Bennett Road, approximately 1,200 ft. east and approximately 2,100 ft. east of the intersection with Conner Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 34.531 acres for 61 residential lots with a density of 1.77 units per acre.

Date submitted: 12/9/2016

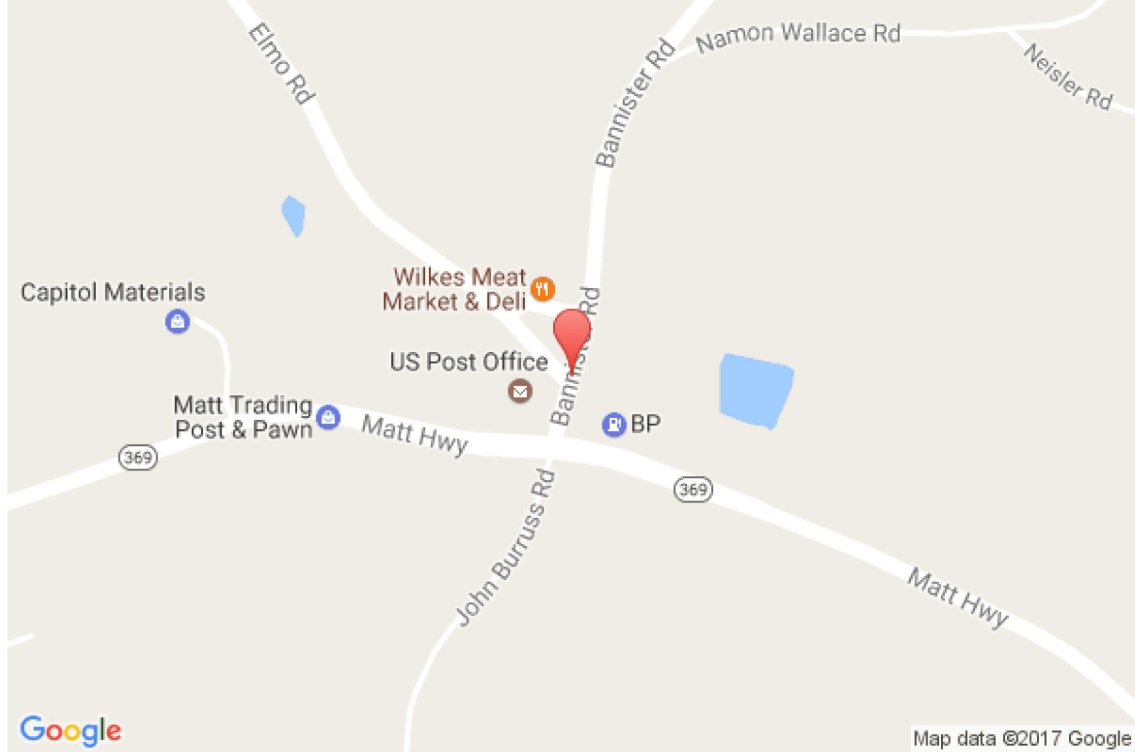
Zoning Review Meeting date: 1/4/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 6/27/2017

BOC Final Decision (estimated) - 7/20/2017

Update: To be **postponed** at the May 23, 2017 Planning Commission Meeting to the **June 27, 2017** Planning Commission Meeting due to Public Participation Plan and Sign Affidavit not being submitted.



ZA-3840 - Hussain Budrain Sterling Universal Inc.

This property is located at 5405 and 5410 Bannister Road, Cumming, GA 30028. This property is also located south of Elmo Road approximately 480 ft. west of the intersection with Bannister Road.

Applicant is requesting to rezone from Neighborhood Shopping District (NS) to Commercial Business District (CBD) on 1 acre of a 2.86 acre parcel for a pet grooming facility (kennel) in 1,900 sq. ft. of an existing 7,892 sq. ft. building with 7 parking spaces.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: Went through zoning review but has not submitted updates to plan. Pending in 180 day Applicant Work Time Schedule.



ZA-3844 - Bennett Capital Partners, LLC

The property is located at 7460 and 7470 AC Smith Road, Dawsonville, GA, 30534. This property is also located 330 ft. west of property known as 7820 Silver Creek Rd.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) to Single Family Residential District (RES3) on 42,402 acres for 77 residential lots with a density of 1.82 units per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 6/27/2017

BOC Final Decision (estimated) - 7/20/2017

Update: To be **postponed** at the May 23, 2017 Planning Commission Meeting to the **June 27, 2017**

Planning Commission Meeting due to Public Participation Plan and Sign Affidavit not being submitted.



ZA-3847 - M&B Forsyth Farms, LLC

The property is located east of Jewell Bennett Road, approximately 2,500 feet south of the intersection with AC Smith Road and approximately 1,900 feet northeast of the intersection with Conner Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) Conservation Subdivision on 110,486 acres for 195 residential lots with a density of 1.77 unites per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 6/27/2017

BOC Final Decision (estimated) - 7/20/2017

Update: To be **postponed** at the May 23, 2017 Planning Commission Meeting to the **June 27, 2017** Planning Commission Meeting due to Public Participation Plan and Sign Affidavit not being submitted.



ZA-3848 - Clean Eagle RNG, LLC

The property is located east of Old Federal Road approximately 1,050 ft. southeast of the intersection with Blanton Lane with approximately 850 feet of road frontage along Old Federal Road.

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 10.41 acres with a Conditional Use Permit for a proposed recycling plant totaling 15,730 sq. ft. with 5 parking spaces.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/17

Planning Commission for Public Hearing - 4/25/17

BOC Final Decision (estimated) - 5/18/17

Update: Application postponed to May 23, 2017 Planning Commission Meeting, decision only. No public hearing.

There was a meeting May 3 with 10-15 area residents, Commissioner Mills and Ken Jarrard. Most of the talk was about the landfill and what can be done to alleviate it's impact. The rezoning was discussed.

The major concern seems to have shifted to concerns that a new zoning could set a precedent for the area. Commissioner Mills offered a solution that we are currently exploring to alleviate that concern.

link to sign up to get news from the county.

Your District 4 Citizen Stakeholders are Mandy Moyer and Melissa Loggins.

The Board of Commissioners believes that appointing a number of Citizen Stakeholders in each Commission District will directly and materially

1. assist in facilitating citizen participation in the land use process,
2. result in greater dissemination of information about pending land use decisions,
3. allow citizen stakeholders to attend the myriad meetings and thereby ensure the process is monitored by a community representative, and
4. result in affected citizens and the community at large having greater confidence and trust in the zoning and land use process

You can email them directly at mandymoyerd4@gmail.com
or melissa.logginsd4@gmail.com.

Please remember Mandy and Melissa are volunteers and will respond to your email at their earliest convenience.
