



## Zoning Applications

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

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

#### **Project Summary**

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

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

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

Additional information found at the following eStatus link:

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

### **ZA3955 – Spencer and Hannah Duncan**

This property is located at 8280 Jot Em Down Road, Gainesville, GA 30506.

#### **Project Summary**

Applicant is requesting to rezone from Open Space Residential District (OSR) to Agricultural District (A1) on 2.316 acres for 2 residential lots with a density of 0.87 units per acre.

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

Applicant is requesting a variance to 1. Reduce the front setback from 50 ft. to 25 ft. along the eastern property boundary adjacent to the existing structure only (UDC Table 15.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3955&ID=307733>

### **ZA3952- Yousef Emtairah**

This property is located west of Georgia Highway 400 approximately 850 ft. south of the intersection with Settingdown Circle. The property is also located immediately south of property known as 4750 Settingdown Circle, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 19.423 acres with a Conditional Use Permit (CUP) for contractor's establishments and wholesale trade establishments in commercial buildings totaling 102,400 sq. ft. with 145 parking spaces.

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

Applicant is requesting a variance to 1. Eliminate the required 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3952&ID=304760>

### **ZA3937- Forsyth County Board of Commissioners County-Initiated** postponed to 12/5/19

This property is located on the north side of Smith Drive approximately 1,300 feet east of the intersection with Settingdown Road.

#### **Project Summary**

Applicant is requesting to rezone 233.70 acres from Multi-Family Residential District (RES6) +/- 1000 apartments to Restricted Industrial District (M1), Heavy Industrial District (M2) and/or Mining Operations District (MINE).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3937&ID=297607>

## **Conditional Use Permits**

### **CP190039 – Lanier Watercraft Sales & Service, LLC**

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

#### **Project Summary**

Applicant is requesting to operate a 5,080 sq. ft. vehicle sales dealership and minor automobile services establishment in an existing building with an open storage yard with 5 parking spaces on 0.684 acres currently zoned Commercial Business District (CBD).

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

Applicant is requesting a variance to 1. Reduce the zoning buffer along the northern property boundary adjacent to residential from 40 ft. to 28 ft. (UDC Table 12.2); 2. Reduce the landscape strip along the eastern property boundary adjacent to the existing parking area only from 10 ft. to 0 ft. (UDC 12-10.15).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190045&ID=308923>

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

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

#### **Project Summary**

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

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

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

Additional information found at the following eStatus link:

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

### **CP180037 – RaceTrac Petroleum, Inc.**

This property is located southwest of Browns Bridge Road at the intersection with Bridgetowne Drive. The property is also located immediately southeast of property known as 3560 Browns Bridge Road, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to build a 5,411 sq. ft. convenience store with gas pumps with 34 parking spaces allowing around the clock operation on 3.405 acres currently zoned Planned Unit Development District (PUD).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP180037&ID=294478>

## **Sketch Plats**

### **SP190009 – EMES Realty, LLC** Originally zoned to RES6 on January 31, 2005

This property is located at 4715 and 4735 Settingdown Circle, Cumming GA 30028. The property is also located immediately south of property known as 5310 Falls Drive.

#### **Project Summary**

Applicant is requesting to build 266 attached residential units on 45.183 acres with a density of 5.89 units per acre on property currently zoned Multi Family Residential District (RES6).

Additional information found at the following eStatus link:

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

### **SP190005 – Georgia Stone Products, LLC**

This property is located at 4870 Leland Drive, Cumming, GA 30041.

#### **Project Summary**

Applicant is requesting to expand an existing extraction industry and build a cement plant (ready-mix concrete) and a 1,260 sq. ft. office and to operate an existing 2,000 sq. ft. office with a 528 sq. ft. storage shed with 17 parking spaces on 107.814 acres on property currently zoned Heavy Industrial District (M2).

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

Applicant is requesting a variance to 1. Reduce the zoning setback along the northern property boundary from 90 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the zoning buffer along the northern property boundary from 75 ft. to 0 ft. (UDC Table 14.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190005&ID=302532>

## **Zoning Condition Amendments**

### **AZ190034 – Forsyth County Board of Commissioners County-Initiated**

This property is located on the north side of Matt Highway (S.R. 369) approximately 1,750 feet east of the intersection with Bannister Road and on the north side of Neisler Road approximately 350 feet east from the intersection with Namon Wallace Road.

#### **Project Summary**

Applicant is requesting to amend condition #46. This application is to amend conditions previously approved for ZA3008.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190034&ID=309270>

### **AZ190019 – Nasser Al-Anssi** postponed to 12/5/19

This property is located at 4320 Georgia Hwy 400, Cumming, GA 30028.

#### **Project Summary**

Applicant is requesting to delete condition #6. This application is to amend conditions previously approved for ZA2511.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190019&ID=304507>

## Parks and Recreation Update

**Matt Community Park Tennis Complex** – Notice to proceed will be issued December 5.

**Eagles Beak Park** – The GOSP Grant was submitted October 31. We hope to have the status of the grant by the end of February 2020.

**Lanierland Park Phase 2** – Notice to proceed has been granted.

**Bennett Park** – Notice to proceed has been granted.

## Important Dates to Remember

**December 3** GDOT Public Meeting regarding culvert replacement project on Hwy. 306 near Cantrell Circle from 5-7 p.m. at Chestatee Elementary School

**December 5** Board of Commissioners' Meeting at 5 p.m.

**December 7** Veterans Memorial Statue Unveiling Ceremony in front of the Courthouse at 11 a.m.

**December 19** Board of Commissioners' Meeting at 5 p.m.