

# 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:

Forsyth County Planning Commission Worksessions

110 East Main Street

Cumming, GA 30040

6:30pm

Forsyth County Planning Commission Public Hearing

Suite 220

6:30pm

There will be no December Planning Commission worksession or Regular meetings.

## Current Zonings Under Review



## **ZA-3894 - D.R. Horton, Inc.**

This property is located at 4715 and 4735 Settingdown Circle, Cumming, GA 30028. This property is also located west of Georgia Highway 400 approximately 1,900 ft. southwest of the intersection with Hampton Park Drive and 865 ft. north of the intersection with Settingdown Circle.

Applicant is requesting to rezone from Multi Family Residential District (RES6) and Commercial Business District (CBD) to Master Planned District (MPD) on 51.72 acres for 172 residential lots with a density of 3.33 units per acre and proposed commercial buildings totaling 45,000 sq. ft. with 156 parking spaces.

Date submitted: 8/3/2018

Zoning Review Meeting date: 9/5/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click Here to view Staff Report for ZA-3894 - Updated 8/23/2018](#)

[Click here to view Concept Plan for ZA-3894 - Updated 8/3/2018](#)



## **ZA-3905 - M3 Industrial Solutions, LLC**

This property is located at 8390 Pleasant Grove Circle, Gainesville, GA 30506.

Applicant is requesting to rezone from Lake Residential District (LR) to Commercial Business District (CBD) on 9.789 acres for a proposed 300 sq. ft. office with 2 parking spaces with a Conditional Use Permit (CUP) for an open storage yard with 397 parking spaces.

Date submitted: 8/17/2018

Zoning Review Meeting date: 10/3/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - 11/13/2018

BOC Final Decision (estimated) - 12/20/2018

[Click here to view Updated Staff Review and Recommendation for ZA-3905](#)

[Click here to view Concept Plan for ZA-3905](#)

[PC Recommendation for ZA-3905](#)



## CP-180011 - H. Eugene Barrington

This property is located at 6255 Bennett Road, Cumming, GA 30041.

Applicant is requesting to build a place of worship in proposed buildings totaling 52,775 sq. ft. on 8.07 acres with 208 parking spaces currently zoned Agricultural District (A1).

Date submitted: 4/6/2018

Zoning Review Meeting date: 5/2/2018

Application for Board Consideration - Submitted: 9/21/2018

Planning Commission for Public Hearing - 11/13/2018

BOC Final Decision (estimated) - 12/20/2018

[Click here to view Informal Review for CP-180011](#)

[Click here to view Concept Plan for CP-180011](#)

[Click here to view PC Recommendation for CP-18011](#)

## 2018 District 4 Zoning Activity

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### 11 Rezoning Applications Received

- 3 - Withdrawn
- 2 - Approved A1 to CBD
- 1 - Approved MPD to CBD
- 1 - Approved CBD/MPD to MPD
- 1 - Approved A1 to OR

### Tabled

- 1 - A1 to RES 3

### Pending

- 1 - LR to A1
  - 1 RES6/CBD to MPD
- 

### 7 Conditional user Permits (CUP) Applications Received

- 2 - Withdrawn
- 3 - Approved CBD w/CUP
- 1 - Approved HB w/CUP
- 1 - Pending LR to A1

This will be our last D4 Newsletter for 2018. We hope you all have a wonderful holiday season.

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## Other Important News

[The Forsyth County Comprehensive Plan has been adopted. Click here for more information and details.](#)

[Get the latest in D4 news from your D4 commissioner. Click on this link to sign up to get news from the county.](#)

Your District 4 Citizen Stakeholders are Gary Cooper 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 [garycooperd4@gmail.com](mailto:garycooperd4@gmail.com)  
or [melissa.logginsd4@gmail.com](mailto:melissa.logginsd4@gmail.com).

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