

# 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

NOTICE: WORK SESSION AND PUBLIC HEARING ARE BEING HELD ON THE SAME DAY DUE TO FALL BREAK.

### Important Dates To Be Aware Of:

9/18/2018 - Forsyth County Planning Commission Work Session

Suite 100

2:00 pm

and

9/18/2018 - Forsyth County Planning Commission Public Hearing

Suite 220

6:30pm

These meetings are held at 6:30pm at

110 East Main Street

Cumming, GA 30040

# 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: 5/18/2018

Planning Commission for Public Hearing - 7/24/2018

BOC Final Decision (estimated) - 8/16/2018

Update: Resubmitted with variance change. Went back to Zoning Review on 8/10/2018.

[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 - N/A

BOC Final Decision (estimated) - N/A

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



## **ZA-3910 - Brian Jones and Christina Roupe**

This property is located at 3060 Pilgrim Valley Drive, Cumming, GA 30040.

Applicant is requesting to rezone from Single Family Residential District (R1) and Agricultural District (A1) to Agricultural District (A1) on 4.14 acres for non-commercial farming operations.

Date submitted: 7/6/2018

Zoning Review Meeting date: 8/1/2018

Application for Board Consideration - Submitted: NA

Planning Commission for Public Hearing - NA

BOC Final Decision (estimated) - NA

[Click Here for Informal Staff Review and Recommendation for ZA-3910](#)

[Click Here for Concept Plan for ZA-3910](#)



## 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: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Dates to remember:

9/21/2018 - Deadline to submit for Board consideration at the October 23, 2018, Planning Commission meeting.

10/19/2018 - Deadline to submit for Board consideration at the November 13, 2018, Planning Commission meeting.

10/30/2018 - 180 day work time ends.

Note: Should the applicant submit between 10/20/2018 - 10/30/2018 and the Public Participation Report is complete, Staff will review and issue their final report but will not be scheduled for a December.

hearing. There will be no Planning Commission meetings in December. The next meeting will be on

January 29, 2019.

There will be another meeting with the area set up after we see the final Staff Report. Stay tuned....

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

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



## **CP-180014 - Regional Funding Auto Sales, LLC**

This property is located at 4250 Keith Bridge Road, Suite 150, Cumming, GA 30041.

Applicant is requesting to operate a vehicle sales dealership in an existing 1,750 sq. ft. building on 3.42 acres with 4 parking spaces currently zoned Highway Business District (HB).

Date submitted: 5/4/2018

Zoning Review Meeting date: 6/6/2018

Application for Board Consideration - Submitted: 7/20/2018

Planning Commission for Public Hearing - 9/18/2018

BOC Final Decision (estimated) - 10/18/2018

CONCURRENT VARIANCE OR CONDITIONAL USE PERMIT (CUP) REQUEST(S)

Applicant is requesting a variance to 1. Reduce the zoning buffer from 40 ft. to 6 ft. along the southern property boundary (UDC Table 12.2); 2. Reduce the zoning setback from 50 ft. to 25 ft. along the southern property boundary (UDC Table 12.2); 3. Reduce the landscape strip from 10 ft. to 6 ft. along the southern property boundary (UDC 12-10.15); 4. Reduce the front setback from 40 ft. to 20 ft. (UDC Table 12.2); 5. Reduce the front landscape strip from 10 ft. to 0 ft. (UDC Table 12.2).

[Click here for Informal Review of CP-180014](#)

[Click Here for Concept Plan for CP-180014](#)



## CP-180017 - Kristen Flory

This property is located at 6675 Bennett Road, Cumming, GA 30041.

Applicant is requesting to operate a kennel with outdoor facilities in 90 sq. ft. of an existing 1,440 sq. ft. home with 2 parking spaces on 1.48 acres currently zoned Agricultural District (A1).

Date submitted: 6/8/2018

Zoning Review Meeting Date: 7/5/2018

Application for Board Consideration - Submitted - 7/20/2018

Planning Commission for Public Hearing - 8/28/2018

BOC Final Decision (estimated) - 9/20/2018

[Click here to view Concept Plan for CP-180017](#)

[Click Here to View PC Recommendation for CP-180017](#)



## CP-180018 - DDR Limited Company

This property is located at 6775 Browns Bridge Road, Gainesville, GA 30506.

Applicant is requesting to build climate controlled and courtyard self-service storage buildings totaling 87,500 sq. ft. with 155 parking spaces on 18.670 acres with an open storage yard conducting around the clock business currently zoned Commercial Business District (CBD).

Date submitted: 6/8/2018

Zoning Review Meeting Date: 7/5/2018

Application for Board Consideration - Submitted - 7/20/2018

Planning Commission for Public Hearing - 8/17/2018

BOC Final Decision (estimated) - 10/18/2018



Update: This will be heard at the 9/18/2018 Planning Commission meeting. Interested parties should attend.

[Click Here to view Concept Plan for CP-180018](#)

[Click Here to view Staff Report for CP-180018](#)

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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.