

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:

2/20/2018 - Forsyth County Planning Commission Work Session

Suite 100

and

2/27/2018 - Forsyth County Planning Commission Public Hearing

Suite 220

These meetings are held at 6:30pm at

110 East Main Street

Cumming, GA 30040

Current Zonings Under Review



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 units per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

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

Planning Commission for Public Hearing - NA

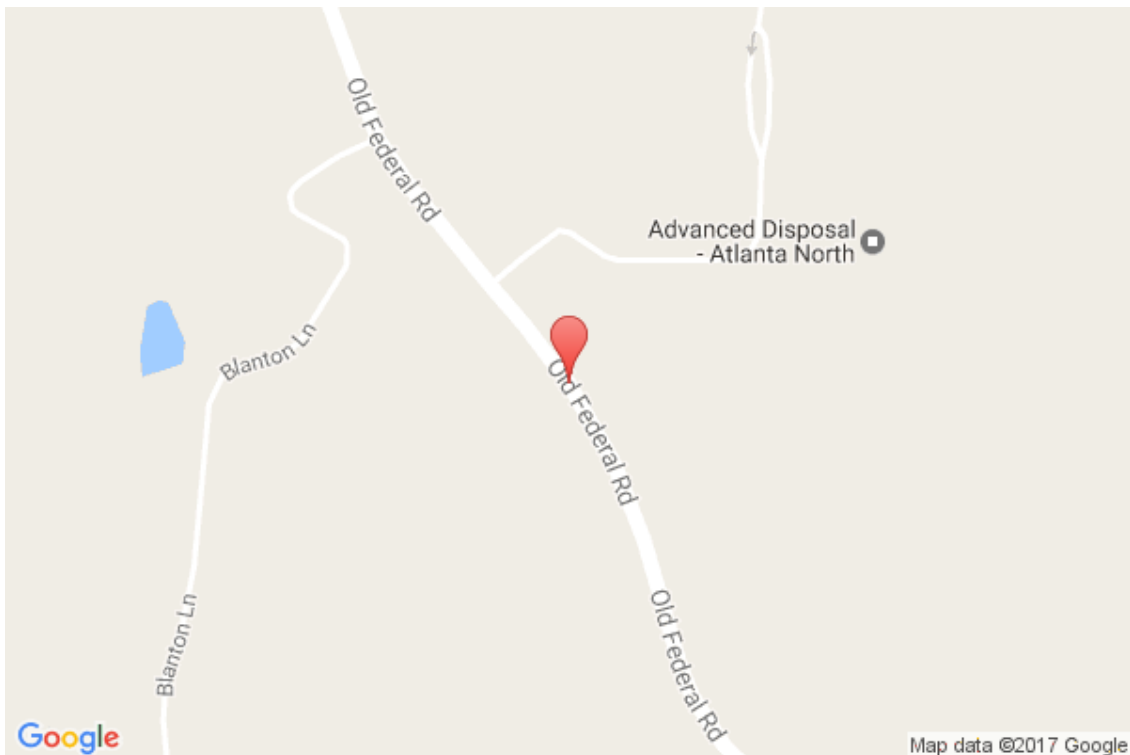
BOC Final Decision (estimated) - NA

Update: The applicant submitted for board consideration on January 26, 2018, which was within the 180 day time frame. Their submittal includes their public participation report, so their application must be heard before the planning commission by April 24, 2018 (prior to 100 days).

[Click here to see Informal Review and Recommendation for ZA-3847](#)

[Click here to see Concept Plan for ZA-3847](#)

[Click here to see Updated Staff Report for ZA-3847](#)



ZA-3848 - Clean Eagle RNG, LLC

This property is located east of Old Federal Road approximately 1,050 ft. southeast of the intersection with Blanton Lane with approximately 850 ft. 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

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

Planning Commission for Public Hearing - 4/25/2017

BOC Final Decision (estimated) - 3/1/2018

Update: The Planning Commission recommended approval of ZA3848 Clean Eagle RNG, LLC at the May 23, 2017, meeting. The Board of Commissioners will consider the recommendation at their March 1, 2018 meeting.

“Approval of this proposed land use, so long as the Board of Commissioners is able to modify the Unified Development Code to provide a means by which this land use can be accommodated without changing the underlying zoning away from agricultural, as a change to an industrial zoning may establish unfortunate precedent for adjacent and nearby properties.”

[Click here to see Informal Review and Recommendation for ZA-3848](#)

[Click here to see Concept Plan for ZA-3848](#)

[Click here to see PC Recommendation for ZA-3848](#)



ZA-3857 - Conner Family Farm, LLC

This property is located at 6270 Jewell Bennett Road and 6430 Conner Road, Dawsonville, GA 30534.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 115.93 acres for 124 residential lots with a density of 1.07 units per acre.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

Application for Board Consideration - Submitted: 12/22/2017

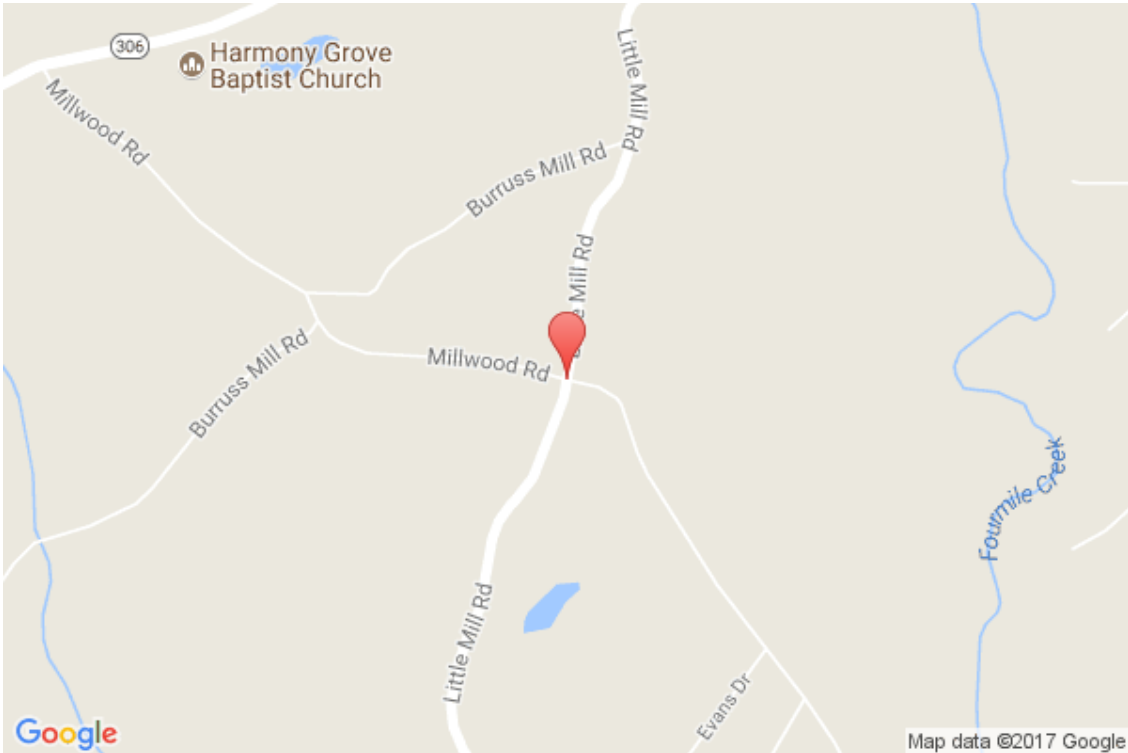
Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

Update: Staff is non-supportive due to a lack of viable common area and failure to fully integrate requested lot adjustments.

[Click here to download the Informal Staff Review and Recommendation for ZA-3857](#)

[Click here to download the Concept Plan for ZA-3857; Revised 12/1/2017](#)



ZA-3866 - PPNJS, LLC

This property is located north of Millwood Road east and west of the intersection with Little Mill Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 64.909 acres for 84 residential lots with a density of 1.30 units per acre.

Date submitted: 7/7/2017

Zoning Review Meeting date: 8/2/2017

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Update: This application has not been submitted for board consideration. The applicant has listed the property "For Sale" at the request of the neighbors for a 4 month period. If the property does not sell in that time frame they will move forward with the request as submitted. The 180 day work time ended on 1/30/2018. Dialogue is continuing with the developer and owners. At this point there is nothing definitive

but after meeting this week we may see a reduction in the number of homes and amount of property in the application. This will not be heard at the February meeting. The earliest would be at the March 27, 2018 PC meeting. A meeting will be held with the residents to discuss any changes prior to being heard by the Planning Commission. Again, this is all tentative.

[Click here to download the Informal Staff Review and Recommendation for ZA-3866](#)

[Click here to see Concept Plan for ZA-3866](#)



ZA-3880 - CDG Properties, LLC

This property is located west of Martin Road approximately 700 ft. northwest of the intersection with Georgia Highway 400. The property is also immediately south of property known as 4470 Martin Road, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Commercial Business District (CBD) on 3.34 acres with a Conditional Use Permit (CUP) for a proposed

8,000 sq. ft. contractor's establishment with 14 parking spaces.

Date submitted: 11/3/2017

Zoning Review Meeting date: 12/6/2017

Application for Board Consideration - Submitted: 1/19/2018

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

[Click Here to view Staff Review for ZA-3880](#)

[Click Here to view Concept Plan for ZA-3880](#)



ZA-3882 - Bobby Smith

This property is located north of Martin Road approximately 1,400 ft. northwest of the intersection with Settingdown Road. The property is also located immediately south of property known as 3975 and 3955 Martin Road, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 37.061 acres for 52 residential lots with a density of 1.41 units per acre.

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click here to view Informal Staff Review for ZA-3882](#)

[Click here to see Concept Plan for ZA-3882](#)



**ZA-3883 - Strategic Management and Capital
Advisors, LLC**

This property is located at 3435 Matt Highway, Cumming, GA 30040.

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 3.486 acres for proposed commercial buildings totaling 28,500 sq. ft. with 120 parking spaces.

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: 1/19/2018

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

[Click Here to view Informal Staff Review for ZA-3883 - Revised 2/12/2018](#)

[Click Here to view Concept Plan for ZA-3883](#)



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: 2/2/2018

Zoning Review Meeting date: 3/7/2018

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-3894](#)



CP-170015 - Race Trac Petroleum, Inc.

This property is located at 4265, 4275 and 4295 Browns Bridge Road and 3345 and 3355 Keith Bridge Road, Cumming, GA 30041.

Applicant is requesting to operate a proposed 5,411 sq. ft. convenience store with gas pumps conducting around the clock business on 1.96 acres with 38 parking spaces currently zoned Commercial Business District (CBD).

Date submitted: 10/6/2017

Zoning Review Meeting date: 11/1/2017

Application for Board Consideration - Submitted: 12/22/2017

Planning Commission for Public Hearing - 1/30/2018

BOC Final Decision (estimated) - 2/15/2018

Update: PC Recommendation for approval with conditions.

[Click Here to View Staff Report for CP-170015](#)

[Click Here to View Concept Plan for CP-170015 - Revised 12/22/2017](#)

[Click Here to View PC Recommendation for CP-170015](#)



CP-170017 - Brett Melanson and Plant It Earth Georgia, LLC

This property is located at 5750 Georgia Highway 400, Suite C, Cumming, GA 30028.

Applicant is requesting to operate a 1,600 sq. ft. contractor's establishment in an existing office building suite on 3.13 acres with 3 parking spaces currently zoned Commercial Business District (CBD).

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: 1/19/2017

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

[Click Here to View Staff Report for CP-170017](#)

[Click Here to View Concept Plan for PC-170017 Revised 1/19/2018](#)

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, 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, garycooperd4@gmail.com, or melissa.logginsd4@gmail.com.

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