



Zoning Applications

ZA3964 – North Lanier Boat RV Storage, LLC

This property is located southeast of Keith Bridge Road approximately 650 ft. northeast of the intersection with North Industrial Drive.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 4.996 acres with a Conditional Use Permit (CUP) for a 31,600 sq. ft. climate-controlled self-service storage building with 10 parking spaces, courtyard self-service storage buildings totaling 19,200 sq. ft. with 7 parking spaces and an open storage yard with 64 parking spaces conducting around the clock business.

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

Applicant is requesting a variance to 1. Reduce the side setback along the western property boundary adjacent to tax map/parcel 254-035 from 15 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the landscape strip on the western property boundary adjacent to tax map/parcel 254-035 from 6 ft. to 0 ft. (UDC 14-4.13); 3. Reduce the separation distance between self-service storage businesses from $\frac{3}{4}$ mile to $\frac{1}{4}$ mile (UDC 16-4.25(G)); 4. Increase the hours of operation to allow access between midnight and 5:00 a.m. (UDC 16-4.26(F)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3964&ID=310407>

ZA3961 – Ruth Ann Estensoro

This property is located at 6645 Dogwood Road, Gainesville, GA 30506.

Project Summary

Applicant is requesting to rezone from Lake Residential District (LR) to Agricultural District (A1) on 1.331 acres with a Conditional Use Permit (CUP) to operate a 1,120 sq. ft. short-term rental for 4 overnight guests with 2 parking spaces.

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

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

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3961&ID=310222>

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 1/23/20

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

CP190045 – 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

SP190014 – Anthony L. Shannon

This property is located at 9215 Martin Terrace, Gainesville, GA 30506. This property is also located immediately north of property known as 9231 Martin Terrace.

Project Summary

Applicant is requesting to combine two lots to build one residential lot on 2.086 acres with a density of .48 units per acre on property currently zoned Lake Residential District (LR).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190014&ID=310318>

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>

Zoning Condition Amendments

AZ190037 – Forsyth County Board of Commissioners County-Initiated

This property is Located at 4555 Church Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to delete condition #9. This application is to amend conditions previously approved for ZA3797.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190037&ID=309910>

Community Updates

Matt Community Park Tennis Complex – General contractor granted Notice to Proceed on December 5. Anticipated completion date is June 1, 2020.

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 –Focus group and design specific meetings planned for 1-6-20. Anticipated completion date 2021.

Bennett Park – Public meeting planned for 1-29-20. Anticipated Completion Date 2023.

Coal Mountain Dog Park – Gone out to bid and the bids closed on December 12, 2019.

Historic Matt School - The University of North Georgia has completed their study for the programming of Matt School and will be presenting their findings to the board this month on January 28 at 2 p.m. if you would like to attend.

Coal Mountain Town Center - Architectural design work is ongoing as well as landscape design and code work. We should have public hearings and community meetings on it by mid-year.

369 Widening and Interchange - Construction plans currently being reviewed by GDOT. Let to bid in early 2020.

Coal Mountain Connector - Construction will hopefully begin by last quarter of 2020.

Important Dates to Remember

- January 6** EPD Public Hearing regarding Eagle's Beak Air Quality Permit Renewal at 6 p.m., North Forsyth High School Performing Arts Auditorium
- January 9** Board of Commissioners' Meeting at 5 p.m.
- January 23** Board of Commissioners' Meeting at 5 p.m.
- January 28** Planning Commission Public Hearings at 6:30 p.m.