

# 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:

7/17/2018 - Forsyth County Planning Commission Work Session

Suite 100

and

7/24/2018 - 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 - 5/22/2018

BOC Final Decision (estimated) - 7/19/2018

[Click here to see Updated Staff Report for ZA-3847 Updated 3/6/2018](#)

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

[Click here to see PC Recommendation for ZA-3847](#)



## **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 - 3/27/2018

BOC Final Decision (estimated) - 6/21/2018

UPDATE: The BOC Postponed the zoning action until the next regular meeting following the County's abandonment or termination of any acquisition of this property, or withdraw this zoning if the County closes on the acquisition.

[Click here to see Staff Report for ZA-3882](#)

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

[Click here to see PC Recommendation 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) - 7/19/2018

Update: Please refer to ZA-3909 at link below.

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

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

[Click Here to view PC Recommendation for ZA-3883](#)

[Link to ZA-3909](#)



## **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: 5/18/2018

Planning Commission for Public Hearing - 7/24/2018

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

Update: Please check the agenda after July 17, 2018, Planning Commission Worksession to determine if this is moving forward on 7/24/2018 since the 100th-day worktime expires on is August 26th, and the August public hearing is August 28th. Therefore we are not able to postpone the application as submitted.

[Click Here to view Staff Report for ZA-3894](#)

[Click here to view Concept Plan for ZA-3894](#)



## **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: 5/4/2018

Zoning Review Meeting date: 6/6/2018

Application for Board Consideration - Submitted: 6/22/2018

Planning Commission for Public Hearing - 7/24/2018

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

[Click here to view Informal Staff Review for ZA-3905](#)

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





## **ZA-3909 - Forsyth County Board of Commissioners**

This property is located at 3405 and 3435 Matt Highway, Cumming, GA 30028.

Applicant is requesting to rezone 10.34 acres from Agricultural District (A1) to Commercial Business District (CBD).

Date submitted: NA

Zoning Review Meeting date: NA

Application for Board Consideration - Submitted: 6/12/2018

Planning Commission for Public Hearing - NA

BOC Final Decision (estimated) - 8/2/2018

[Click here to view Concept Plan for ZA-3909](#)



## **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 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

Update: The applicant did not submit the required Public Participation report by the deadline for the July Planning Commission meeting. Should the Public Participation report be submitted and application is considered complete by Staff, the application will move forward to the August 28th Planning Commission meeting. Please watch eStatus for updates.

[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: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

**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 Table 12.2); 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).

**Due to two additional variance requirements, an additional public participation meeting will be held on 7/17/2018 at 6:30 p.m. at Central Park Small Meeting Room, 2300 Keith Bridge Rd, Cumming GA 30040.**

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

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



**CP-180015 - Bannister Road, LLC**

This property is 7610 Bannister Road, Cumming, GA 30028.

Applicant is requesting to operate an open storage yard on 0.902 acres with an existing 1,380 sq. ft. residential building currently zoned Highway Business District (HB).

Date submitted: 5/4/2018

Zoning Review Meeting date: 6/6/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

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

The applicant is requesting a variance to 1. Reduce the front landscape strip abutting Bagby Lane and Bannister Road from 10 ft. to 0 ft. (UDC Table 12.2); 2. Reduce the zoning buffer from 40 ft. to 30 ft. along the eastern property boundary (UDC Table 12.2); 3. Reduce the zoning setback from 50 ft. to 30 ft. along the eastern property boundary (UDC Table 12.2); 4. Reduce the setback abutting Bagby Lane and Bannister Road rights-of-way from 40 ft. to 0 ft. (UDC Table 12.2).

No Public Participation Report has been submitted as of this date. Should one be provided by the deadline, the earliest this application could be heard will be August 28, 2018. Please check eStatus for updates.

[Click here to view Informal Review for CP-180015](#)

[Click Here to View Concept Plan for CP-180015](#)



## 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 - N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

**The public participation meeting will be held on 7/16/2018 at 6pm at 6675 Bennett Road in Cumming, 30041.**

[Click here to view Concept Plan 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 - N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

**The public participation meeting will be held on 7/25/2018 at 6:00 p.m. at Central Park Recreation Center at 2300 Keith Bridge Road, Cumming, GA 30040.**

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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.