

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:

5/15/2018 - Forsyth County Planning Commission Work Session

Suite 100

and

5/22/2018 - 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

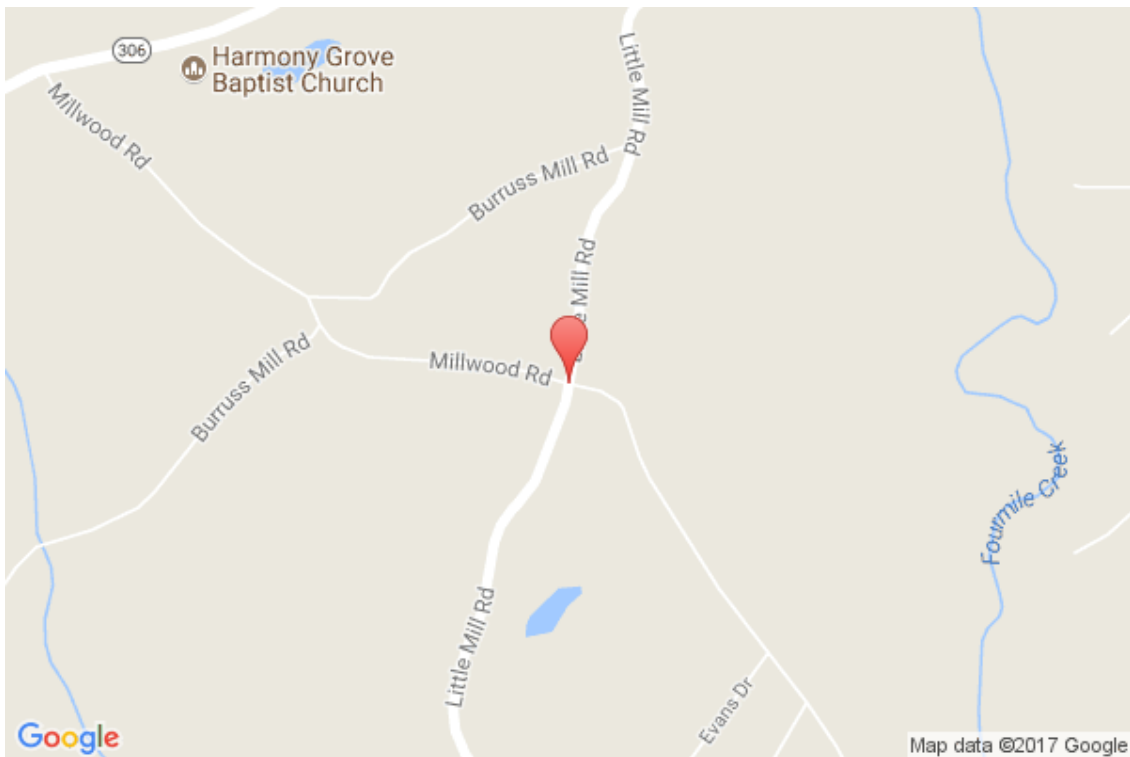
BOC Final Decision (estimated) - 6/21/2018

Update: If you would like to provide input on this zoning please plan to attend the Public Hearing which will be held on May 22, 2018. This application must be sent to the Board of Commissioner and will not be postponed. Should you like to discuss prior to the Public Hearing please contact me at Bhammond@forsythco.com

[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 Updated 3/6/2018](#)



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 - 4/24/2018

BOC Final Decision (estimated) - 5/17/2018

Update: At the 4/24/2018 Planning Commission meeting a motion was made and passed to send this application to the Forsyth County Board of Commissioners with a recommendation of approval with conditions. If you would like to give input please contact the District 4 Commissioner, Cindy Jones Mills at cjmills@forsythco.com

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

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

[Click here to see Staff Report for ZA-3866](#)

[Click here to see PC Recommendation for ZA-3866](#)



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) - 5/17/2018

Update: The Planning Commission sent this to the Board of Commissioners with a recommendation of approval with conditions.

If you would like to provide input prior to Board consideration please contact Commissioner Mills, cjmills@forsythco.com

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

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

[Click here to see Staff Report 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) - 5/17/2018

Update: The Board of Commissioners will consider this recommendation at the May 17, 2018 meeting. If you would like to provide input please contact Commissioner Mills, cjmills@forsythco.com.

[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](#)



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

Update: This application has not been submitted for Board Consideration. Applicant held a 2nd Public Participation meeting on May 3, 2018. Input from that meeting is being considered before moving for Board Consideration

[Click Here to view Informal Staff Review and Recommendation for ZA-3894](#)

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



ZA-3898 - Forsyth County Board of Commissioners

This property is located on north side of Matt Highway approximately 900 feet east of the intersection with Bannister Road and John Burruss Road and 342 feet north of Matt Highway.

Applicant is requesting to rezone 0.28 acres from Master Planned District (MPD) to Commercial Business District (CBD).

Date submitted: N/A

Zoning Review Meeting date: N/A

Application for Board Consideration - Submitted: 4/9/2018

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - 5/3/2018

[Click here to view Concept Plan for ZA-3898](#)



CP-180005 - E. Noel Rawson

This property is located at 7340 Saddle Creek Trail, Gainesville, GA 30506.

Applicant is requesting to build a 1,396 sq. ft. detached accessory apartment on 3.175 acres currently zoned Single Family Residential Restricted District (R1R).

Date submitted: 3/2/2018

Zoning Review Meeting date: 4/4/2018

Application for Board Consideration - Submitted: 4/20/2018

Planning Commission for Public Hearing - 5/22/2018

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

Update: The Public Hearing for this application will be held at the May 22, 2018 Planning Commission meeting. Should you have input or questions prior please contact Bhammond@forsythco.com.

[Click Here to view Concept Plan for CP-180005](#)

[Click Here to view Staff Report for CP-180005](#)



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

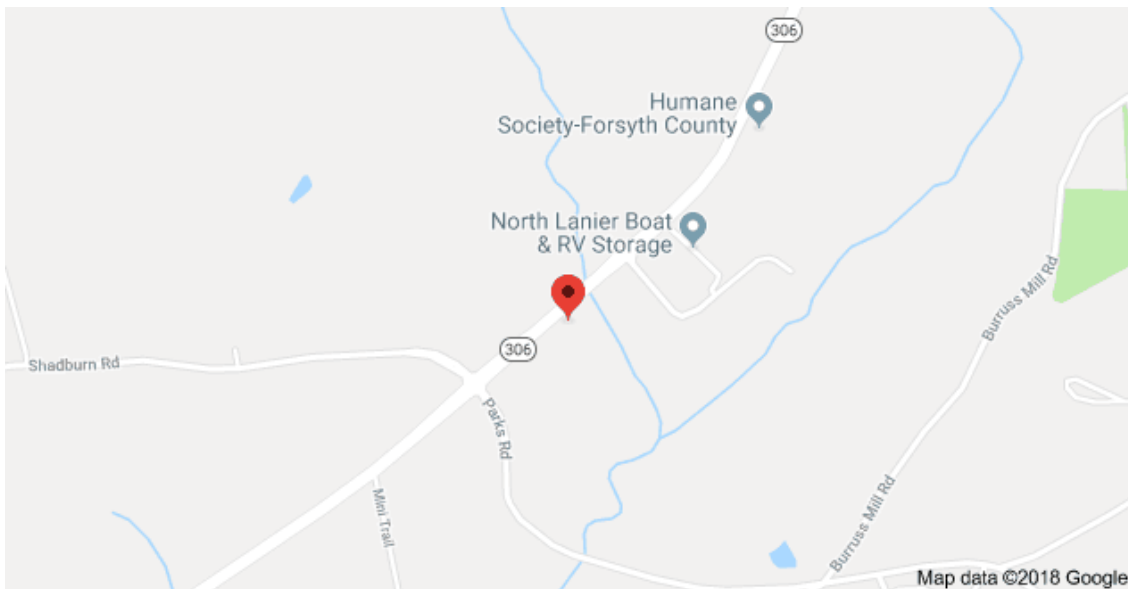
Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Update: The Public Participation Meeting will be held on Thursday, May 17, 2018 at 6255 Bennett Road, Cumming, Ga. 30041 @ 7:00 pm. The application has not been submitted for Board consideration.

[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

[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

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



AZ-170027 - Forsyth County Board of Commissioners

This property is located on the west and north sides of Sexton Road approximately 400 feet west of the intersection with Matt Highway. This also includes all properties along Grove Meadows Lane, Grove Crossing Court, Bridge Stream Road, Flagstone Court and properties which were zoned R2R (Single Family Residential Restricted District) completely or partially pursuant to rezoning application ZA2713.

Applicant is requesting to delete conditions #10, #11, #14, #15, #16 and #28. This application is to amend conditions previously approved for ZA2713.

Date submitted: 10/6/2017

BOC Public Hearing: 5/17/2018

[Click Here to View Concept Plan for AZ-170027](#)

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
or melissa.logginsd4@gmail.com.

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