



Zoning Applications

ZA3942- God's Olive Tree, Inc.

This property is located at 5230 Jot Em Down Road, Cumming, GA 30041

Project Summary

Applicant is requesting to rezone from Multi-Family Residential District (R3) to Agricultural District (A1) on 2.324 acres with a Conditional Use Permit (CUP) to operate a 12,811 sq. ft. place of worship in an existing building with 39 parking spaces.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3942&ID=299278>

ZA3940 - Forsyth County Board of Commissioners County-Initiated

This property is located on the west side of GA Hwy 400 at the intersection with Hubbard Town Road and on the north side of Hubbard Town Road at the intersection with GA Hwy 400.

Project Summary

Applicant is requesting to rezone 32.27 acres from Commercial Business District (CBD) to Master Planned District (MPD) for the development of a large equipment sales and service dealership.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3940&ID=298744>

ZA3937 - Forsyth County Board of Commissioners County-Initiated

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>

ZA3936 - Henry Watson

This property is located at 5855 Hubbard Town Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Heavy Commercial District (HC) on 1.023 acres to build a 1,200 sq. ft. contractor's establishment with 3 parking spaces and to operate a residence for a caretaker or night watchman in an existing 944 sq. ft. structure.

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

Applicant is requesting a variance to 1. Reduce the side setback from along the eastern property boundary 30 ft. to 4 ft. (UDC Table 12.2); 2. Reduce the landscape strip along the eastern property boundary adjacent to existing structures 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=ZA3936&ID=296428>

ZA3935 - Evgueni Stoupine

This property is located at 7055 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to rezone from Highway Business District (HB) to Single Family Residential District (RES2) on 0.899 acres for 1 residential lot with a density of 1.12 units per acre.

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

Applicant is requesting a variance to 1. Reduce the front setback from 30 ft. to 23 ft. (UDC Table 11.2(b)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3935&ID=296423>

ZA3894 - 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.

Project Summary

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 commercial buildings totaling 27,000 sq. ft. with 108 parking spaces.

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

Applicant is requesting a variance to 1. Reduce the minimum required open space from 32 percent to 18 percent (UDC Table 20B.1).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3894&ID=280911>

Conditional Use Permits

CP190002 - Marla S. Powell

This property is located at 6170 Matt Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate a kennel (grooming) with outdoor facilities in a proposed 200 sq. ft. building with 4 parking spaces on 0.613 acres currently zoned Agricultural District (A1).

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

Applicant is requesting a variance to 1. Reduce the side setback from 25 ft. to 5 ft. along the western property boundary (UDC Table 15.2); 2. Reduce the side buffer from 25 ft. to 5 ft. along the western property boundary (UDC Table 15.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190002&ID=296418>

CP190001 - LS Storage LLC

This property is located north of Dahlonega Highway, approximately 800 ft. east of the intersection with Alan Thomas Road. The property is also located immediately east of property known as 6780 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to operate an open storage yard with 46 parking spaces on 1.577 acres currently zoned Commercial Business District (CBD).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190001&ID=295367>

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

SP190004 - LS Storage LLC

This property is located north of Dahlonega Highway, approximately 800 ft. east of the intersection with Alan Thomas Road. The property is also located immediately east of property known as 6780 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to build self-service storage mini-warehouses totaling 11,400 sq. ft. with 3 parking spaces on 1.577 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 minimum lot size for a self-service storage development from 2 acres to 1.5 acres (UDC 16-4.26(A)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190004&ID=299493>

Zoning Condition Amendments

AZ190011 – Forsyth County Board of Commissioners

This property is located at 5395 Keith Bridge Road, Cumming, GA 30041.

Project Summary

Applicant is requesting to add condition #20. This application is to amend conditions previously approved for ZA3756.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190011&ID=298913>

AZ190008 – LS Storage LLC

This property is located north of Dahlonega Highway, approximately 800 ft. east of the intersection with Alan Thomas Road. The property is also located immediately east of property known as 6780 Dahlonega Highway, Cumming, GA 30028.

Project Summary

Applicant is requesting to delete condition #3. This application is to amend conditions previously approved for ZA2320.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190008&ID=297561>

Important Dates to Remember

- May 2** National Day of Prayer at 2 p.m. in front of the Courthouse Annex. The featured speaker will be Drue Green, Detective with the Forsyth County Sheriff's Office. Other speakers include Paula Wood Malmfeldt, Executive Director of CASA of Forsyth County, Rabbi Levi Mentz, Chabad of Forsyth and Congregation Beth Israel, and Dr. Nazeera Dawood, Community Leader.
- May 2** Board of Commissioners' Meeting at 5 p.m.
- May 7** Zoning Board of Appeals Meeting at 7 p.m.
- May 8** North Forsyth Community Outreach Event, 6 p.m. at the North Forsyth High School Performing Arts Center. Participants include Sen. Greg Dolezal, Rep. Marc Morris, Commissioner Cindy Mills, Commissioner Molly Cooper, Sheriff Ron Freeman, BOE Chairman Kristin Morrissey, BOE member Darla Light, Coroner Lauren McDonald and a video address by Congressman Doug Collins. If you have a question to ask your elected officials at the Community Outreach Event please use the link below.
<https://forms.gle/nXmF6ZbLZ8bRi76Z6>
- May 16** Board of Commissioners' Meeting at 5 p.m.
- May 21** Forsyth County Planning Commission Meeting at 6:30 p.m.