



## Zoning Applications

### **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>

### **ZA3942- God's Olive Tree, Inc.** postponed to 11/21/19

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>

### **ZA3937- Forsyth County Board of Commissioners County-Initiated** postponed to 11/7/19

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**

### **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

**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>

**SP190005 – Georgia Stone Products, LLC**

This property is located at 4870 Leland Drive, Cumming, GA 30041.

**Project Summary**

Applicant is requesting to expand an existing extraction industry and build a cement plant (ready-mix concrete) and a 1,260 sq. ft. office and to operate an existing 2,000 sq. ft. office with a 528 sq. ft. storage shed with 17 parking spaces on 107.814 acres on property currently zoned Heavy Industrial District (M2).

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

Applicant is requesting a variance to 1. Reduce the zoning setback along the northern property boundary from 90 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the zoning buffer along the northern property boundary from 75 ft. to 0 ft. (UDC Table 14.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190005&ID=302532>

## Zoning Condition Amendments

**AZ190019 – Nasser Al-Anssi** postponed to **11/7/19**

This property is located at 4320 Georgia Hwy 400, Cumming, GA 30028.

**Project Summary**

Applicant is requesting to delete condition #6. This application is to amend conditions previously approved for ZA2511.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190019&ID=304507>

## Important Dates to Remember

- November 7** Board of Commissioners' Meeting at 5 p.m.
- November 11** Veterans Day Celebration at 11 a.m. at the Veterans War Memorial located at 301 Veterans Memorial Boulevard.
- November 12** Mini Drug Summit with Clergy and Church Leadership at 6:30 p.m. at the County Administration Building. In attendance will be Superior Court Judge Jeffrey Bagley, Commissioner Cindy Mills, Sheriff Ron Freeman and Superintendent of Schools Dr. Jeff Bearden.
- November 19** Planning Commission Public Hearings at 6:30 p.m.
- November 21** Board of Commissioners' Meeting at 5 p.m.
- December 7** Veterans Memorial Statue Unveiling in front of the Courthouse at 11 a.m.