

# 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:

1/23/2018 - Forsyth County Planning Commission Work Session  
Suite 100  
and  
1/30/2018 - Forsyth County Planning Commission Public Hearing  
Suite 220

These meetings are held at 6:30pm at  
110 East Main Street  
Cumming, GA 30040

# *Traffic Concerns*

As we have attended hearings and meetings, the topic of traffic continues to come up as a primary issue many residents would like to see addressed.

Many of the most crowded roads in Forsyth County are state routes, which fall under GDOT's jurisdiction for repairs, expansion, and added stop lights. (Including Highways 9 and 369.)

District 4 falls in GDOT's District 9. It would be beneficial for residents to voice their concerns directly to GDOT through the following contacts:

## **Congressional District 9 - Emily Dunn**

Post Office Box 56  
Blue Ridge, GA 30513  
(706) 632-5000 | (706) 632-8888 Fax  
[edunn@dot.ga.gov](mailto:edunn@dot.ga.gov)

## **Preconstruction**

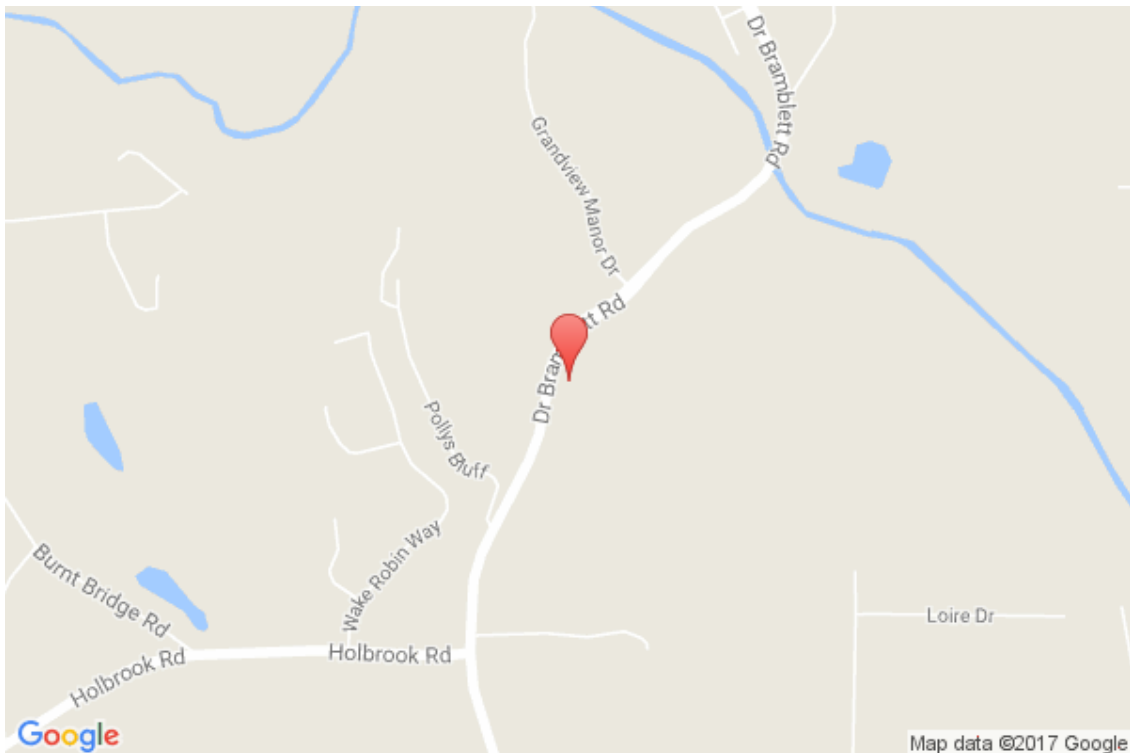
Main Phone (770) 531-5736  
Design (770) 531-5745  
Planning & Programming (770) 531-5748  
Right of Way (Local Government) (770) 531-5786  
Right of Way (770) 531-5784

## **Traffic Operations**

Main Phone (770) 531-5806  
Traffic Operations Manager (770) 531-5803 | (770) 531-5797

Traffic Signal (770) 531-5784

## Current Zonings Under Review



### **ZA-3820 - Settingdown Properties**

This property is located at 3480 Dr. Bramblett Road, Cumming, GA 30028. This property is also located on the east side of Dr. Bramblett Road approximately 750 feet north of the intersection with Holbrook Road and approximately 500 feet south of the intersection with Byers Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Community Residential District (CR2) on 163.4 acres for 202 residential lots with a density of 1.24 units per acre.

Date submitted: 10/7/2016

Zoning Review Meeting date: 11/2/2016

Proposal for Board Consideration - Submitted: 1/20/2017

Planning Commission for Public Hearing: 11/14/2017

BOC Final Decision (estimated): 12/21/2017 - Approved as RES3 with conditions



## ZA-3837 - Bennett Capital Partners, LLC

The property is located at 6585 Jewell Bennett Road, Dawsonville, GA 30534. This property is also located west of Jewell Bennett Road, approximately 1,200 ft. east and approximately 2,100 ft. east of the intersection with Conner Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 34.531 acres for 61 residential lots with a density of 1.77 units per acre.

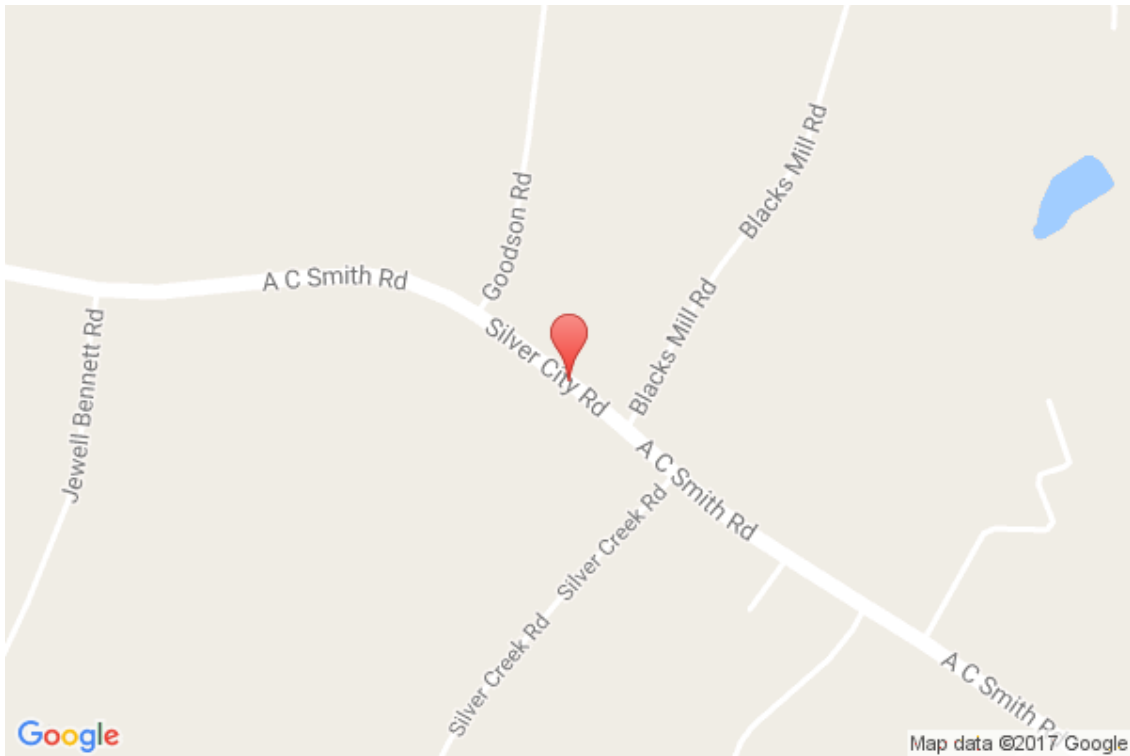
Date submitted: 12/9/2016

Zoning Review Meeting date: 1/4/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 9/26/2017

BOC Final Decision (estimated) - 12/21/2017 - Approved as a RES2 with conditions



## **ZA-3844 - Bennett Capital Partners, LLC**

The property is located at 7460 and 7470 AC Smith Road, Dawsonville, GA, 30534. This property is also located 330 ft. west of property known as 7820 Silver Creek Rd.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) to Single Family Residential District (RES3) on 42.402 acres for 77 residential lots with a density of 1.82 units per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 5/19/2017

Planning Commission for Public Hearing - 10/24/2017

BOC Final Decision - 12/21/2017 - Approved as a RES2 with conditions.



## **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

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - NA

BOC Final Decision (estimated) - NA

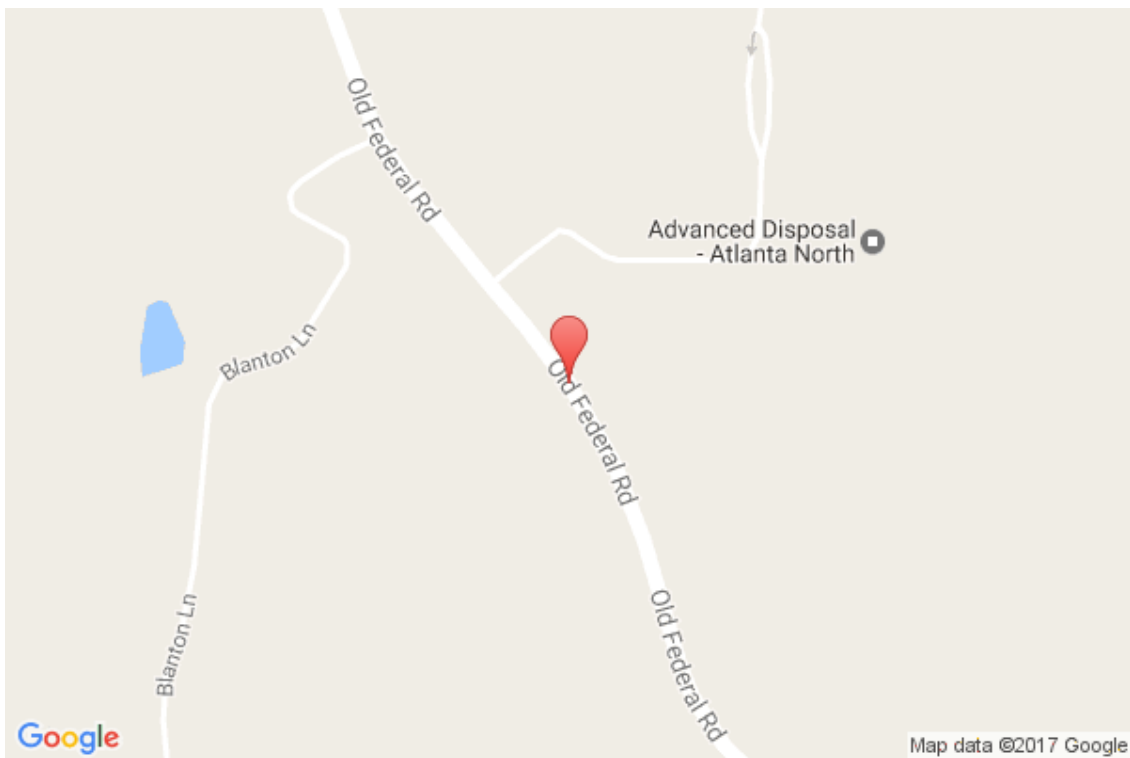
Update: This application does not have staff support at this point. Staff stated in their report that although

the proposal conforms to the Comprehensive Plan, Planning Staff is Non-Supportive Due to the configuration of open space and number of cul-de-sacs not meeting conservation design guidelines. The applicant is working with staff on these issues before they submit for board consideration. It will be after the first of the year before we see the results.

[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](#)



**ZA-3848 - Clean Eagle RNG, LLC**

This property is located east of Old Federal Road approximately 1,050 ft. southeast of the intersection with Blanton Lane with approximately 850 ft. of road frontage along Old Federal Road .

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 10.41 acres with a Conditional Use Permit for a proposed recycling plant totaling 15,730 sq. ft. with 5 parking spaces.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 4/25/2017

BOC Final Decision (estimated) - 2/21/2018

Update: The Planning Commission recommended approval of ZA3848 Clean Eagle RNG, LLC at the May 23, 2017, meeting. The Board of Commissioners will consider the recommendation at their February 1, 2018 meeting.

“Approval of this proposed land use, so long as the Board of Commissioners is able to modify the Unified Development Code to provide a means by which this land use can be accommodated without changing the underlying zoning away from agricultural, as a change to an industrial zoning may establish unfortunate precedent for adjacent and nearby properties.”

[Click here to see Informal Review and Recommendation for ZA-3848](#)

[Click here to see Concept Plan for ZA-3848](#)

[Click here to see PC Recommendation for ZA-3848](#)





## **ZA-3857 - Conner Family Farm, LLC**

This property is located at 6270 Jewell Bennett Road and 6430 Conner Road, Dawsonville, GA 30534.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 115.93 acres for 124 residential lots with a density of 1.07 units per acre.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

Proposal for Board Consideration - Submitted: 12/22/2017

Planning Commission for Public Hearing - 1/30/2018

BOC Final Decision (estimated) - 2/15/2018

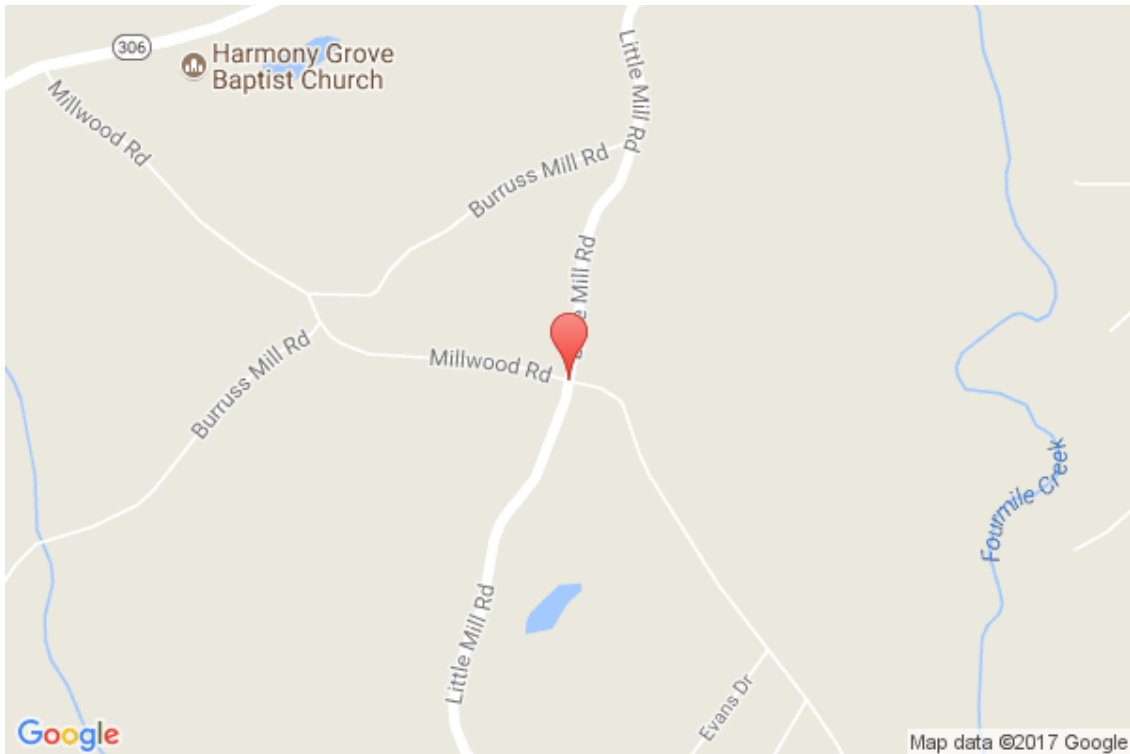
Update: Staff is supportive with changes to lot and common area adjustments.

[Click here to download the Informal Staff Review and Recommendation for ZA-3857](#)

[Click here to download the Concept Plan for ZA-3857; Revised 12/1/2017](#)

[Click here to download the Staff Report for ZA-3860](#)

[Click here to download the Concept Plan for ZA-3860](#)



## **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

Proposal 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. The applicant has listed the property "For Sale" at the request of the neighbors for a 4 month period. If the property does not sell in that time frame they will move forward with the request as submitted. The board will not consider this until after the first of the year.

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

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



## **ZA-3867 - Garrett Spitzer**

This property is located at 9175 Freeland Road, Cumming, GA 30506.

Applicant is requesting to rezone from Single Family Residential Restricted District (R2R) to Agricultural District (A1) on 8.591 acres for a residential unit, a barn and a shed.

Date submitted: 8/4//2017

Zoning Review Meeting date: 9/6/2017

Proposal for Board Consideration - Submitted: 10/20/2017

Planning Commission for Public Hearing - 11/14/2017

BOC Final Decision - 12/21/2017 - Approved A-1 with conditions



## **ZA-3871 - JW Chance Land Entitlement House**

This property is located immediately east of property known as 4560 Keith Bridge Road and immediately south of property known as 4620 Keith Bridge Road, Cumming, GA 30041.

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 3.86 acres for proposed stormwater management and access to adjoining properties.

Date submitted: 8/4/2017

Zoning Review Meeting date: 9/6/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - 10/24/2017

BOC Final Decision - 1/18/2018

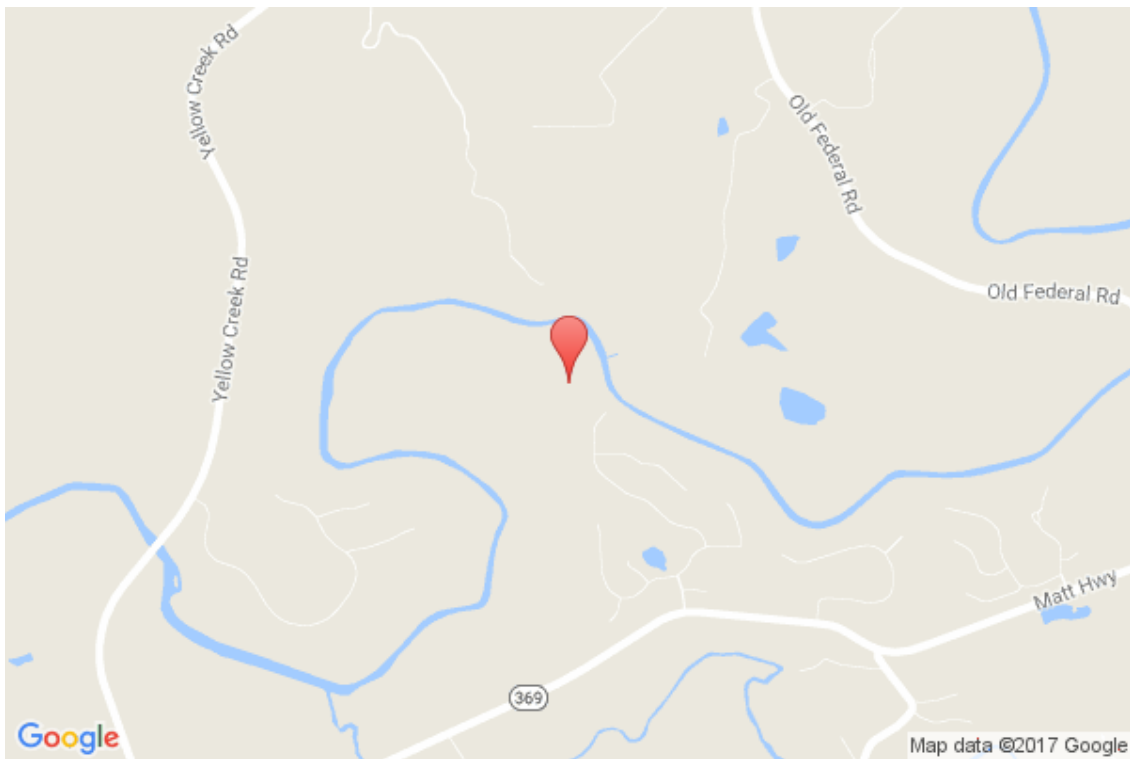
Update: This application was sent to the Board of Commissioners with a recommendation of approval by the Planning Commission. The BOC postponed until the 1/18/2018 meeting.

The applicant requested withdrawal on 12/27/2017. It will need to be voted on at the 1/18/2018 BOC meeting.

[Click here to download the Updated Staff Review for ZA-3871](#)

[Click here to download the Concept Plan for ZA-3871](#)

[Click here to download PC Recommendation for ZA-3871](#)



## **ZA-3876 - Rocky Lane Cornelison**

This property is located at 9559 Old Preserve Trail, Ball Ground, GA 30107.

Applicant is requesting to rezone from Open Space Residential District (OSR) to Agricultural District (A1)

on 58.99 acres for non-commercial farming operations.

Date submitted: 9/8/2017

Zoning Review Meeting date: 10/4/2017

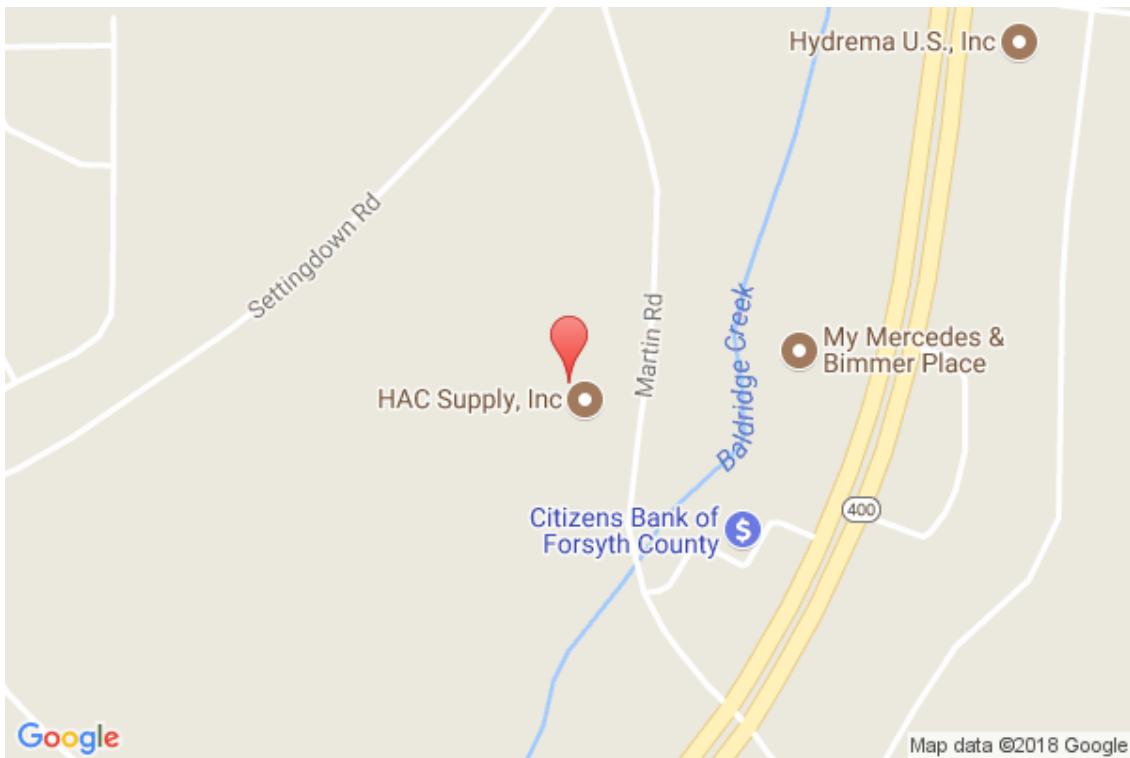
Proposal for Board Consideration - Submitted: 10/20/2017

Planning Commission for Public Hearing - 11/14/2017

BOC Final Decision - 12/21/2017 - approved as AGRES

[Click here to view Staff Report for ZA-3876.](#)

[Click here to view Concept Plan for ZA-3876.](#)



**ZA-3880 - CDG Properties, LLC**

This property is located west of Martin Road approximately 700 ft. northwest of the intersection with Georgia Highway 400. The property is also immediately south of property known as 4470 Martin Road, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Commercial Business District (CBD) on 3.34 acres with a Conditional Use Permit (CUP) for a proposed 8,000 sq. ft. contractor's establishment with 14 parking spaces.

Date submitted: 11/3/2017

Zoning Review Meeting date: 12/6/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A/

[Click Here to view Informal Staff Review for ZA-3880](#)

[Click Here to view Concept Plan for ZA-3880](#)





## **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

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

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

[Click here to see Concept Plan 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

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click Here to view Informal Staff Review for ZA-3883](#)

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

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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, Mandy Moyer, 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 [mandymoyerd4@gmail.com](mailto:mandymoyerd4@gmail.com), [garycooperd4@gmail.com](mailto:garycooperd4@gmail.com),  
or [melissa.logginsd4@gmail.com](mailto:melissa.logginsd4@gmail.com).

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