



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>

ZA3937 - Forsyth County Board of Commissioners County-Initiated postponed to 8/1/19

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>

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>

ZA3894 - D.R. Horton, Inc. Originally zoned RES6 in 2005 on 36.88 acres for 216 condos/townhomes.

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

CP190022 – Andrew and Heather Gauthier

This property is located at 5015 Heardmont Trace Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to build an 824 sq. ft. detached accessory apartment on 1.143 acres currently zoned Single Family Residential Restricted District (R1R).

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

Applicant is requesting a variance to 1. Reduce the side setback along the northern property boundary from 15 ft. to 1 ft. (UDC Table 11.2(a)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190022&ID=300726>

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

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>

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

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

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| July 9 | Zoning Board of Appeals Meeting at 7 p.m. |
| July 11 | Board of Commissioners' Meeting at 5 p.m. |
| June 18 | Board of Commissioners' Meeting at 5 p.m. |
| July 23 | Planning Commission Public Hearings at 6:30 p.m. |
| August 6 | Hampton Community Meeting with Commissioner Mills, Sheriff Freeman, BOE member Darla Light and GA House and Senate members at 7 p.m. |
| August 21 | Parkstone Community Meeting with Commissioner Mills, Sheriff Freeman, BOE member Darla Light and GA House and Senate members at 6:30 p.m. |