

Zoning Division Applications

Plan Status	Application No.	Application Name	Location	Summary	District	Application Date	ZR Meeting Date	Public Participation Meeting Information	PC Date	BOC Date
Awaiting BOC Decision	CP250006	Rajesh Tanti	located at 4870 Heardsville Road, Cumming, GA 30028.	to build a retail package liquor store on property zoned Commercial Business District (CBD).	1	7/16/2025	09/03/2025	10/10/2025 6:30 PM Sawnee Mountain Park Picnic Pavilion, 3995 Watson Road, Cumming, GA 30028	01/27/2026	02/19/2026
Awaiting BOC Decision	CP250036	TOMCO2 Systems Company	located at 1110 Ridgeland Parkway, Alpharetta, GA 30004.	to operate an open storage yard on property zoned Restricted Industrial District (M1).	3	9/5/2025	10/01/2025	10/15/2025 6:00 PM Fowler Park Community Room, 4110 Carolene Way, Cumming, GA 30040	11/18/2025	02/19/2026
Awaiting BOC Decision	CP250039	John R Billa	located at 4015 and 4019 Drew Road, Cumming, GA 30040.	to build a place of worship on property zoned Agricultural District (A1).	3	10/3/2025	11/05/2025	12/02/2025 6:00 PM West Forsyth High School, Classroom 1441, 4155 Drew Road, Cumming, GA 30040	01/27/2026	02/19/2026
Awaiting BOC Decision	CP250019	Hubbard Town Group LLC	located north of Hubbard Town Road immediately south and west of property known as 5905 Hubbard Town Road, Cumming, GA 30028, and is otherwise described as parcel number 233-029.	to build a convenience store with fuel dispensing units on property zoned Commercial Business District (CBD).	4	5/9/2025	06/04/2025	06/16/2025 6:00 PM Atlanta Cricket Fields Club House, 5325 Keith Bridge Road, Cumming, GA 30041	01/27/2026	03/05/2026
Awaiting PC Recommendation	CP250013	Stanislav Prisacari	located at 160 Creamer Drive, Alpharetta, GA 30004.	to operate a minor automobile service establishment on property zoned Commercial Business District (CBD).	3	3/23/2025	05/07/2025	10/01/2025 6:00 PM 160 Creamer Drive, Alpharetta, GA 30004.	02/24/2026	03/19/2026
Awaiting PC Recommendation	CP250027	Jason Creech	located at 2345 Ronald Reagan Boulevard, Cumming, GA 30041.	to operate a contractor's establishment, an open storage yard and a container yard on property zoned Commercial Business District (CBD).	2	7/1/2025	07/30/2025	09/04/2025 6:00 PM 2345 Ronald Reagan Boulevard, Cumming, GA 30041	02/24/2026	03/19/2026
Awaiting BOC Decision	CP250041	Amy Smith	located at 5960 Atlanta Highway, Alpharetta, GA 30004.	to operate a vehicle sales dealership on property zoned Restricted Industrial District (M1).	3	10/3/2025	11/05/2025	11/17/2025 6:00 PM Forsyth Conference Center, 3410 Ronald Reagan Boulevard, Cumming, GA 30041	01/27/2026	03/19/2026
Fees Paid	CP250046	Cory Cianci	located at 6320 Keith Bridge Road, Gainesville, GA 30506.	to operate a commercial horse stable on property zoned Agricultural District (A1).	4	11/6/2025	12/03/2025	12/15/2025 6:00 PM 6320 Keith Bridge Road, Gainesville, GA 30506	02/24/2026	03/19/2026
Awaiting PC Recommendation	CP250053	Robin Kemper	located at 4035 and 4055 F A A Road, Cumming, GA 30041.	to operate a detached accessory apartment on property zoned Single Family Residential Restricted District (R2R).	4	11/19/2025	01/07/2026	01/19/2026 6:00 PM 4055 F A A Road, Cumming, GA 30041	02/24/2026	03/19/2026
Fees Paid	CP250057	Mayer Investment Properties LLC	located at 1664 and 1670 Peachtree Parkway, Cumming, GA 30041.	to build a contractor's establishment/warehouse and to operate an open storage yard on property zoned Commercial Business District (CBD).	5	12/5/2025	01/07/2026	01/21/2026 6:30 PM Sharon Forks Library, 2820 Old Atlanta Road, Cumming, GA 30041	02/24/2026	03/19/2026
Fees Paid	CP250058	Axis Partners LLC	located at 774 McFarland Parkway, Alpharetta, GA 30004.	to operate an open storage yard on property zoned Restricted Industrial District (M1).	3	12/5/2025	01/07/2026	01/22/2026 7:30 PM Midway Park Community Building, 5100 Post Road, Cumming, GA 30040	02/24/2026	03/19/2026

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In Review	CP250018	Oaktree Personal Storage, LLC	located at 1619 James Burgess Road, Suwanee, GA 30024.	to operate an open storage yard on property zoned Commercial Business District (CBD).	2	11/5/2025	12/03/2025			
In Review	CP250035	Red Oak Sanitation, LLC	located at 4405 and 4415 Canton Highway, Cumming, GA 30040.	to operate an open storage yard on property zoned Restricted Industrial District (M1).	1	9/5/2025	10/01/2025	10/15/2025 6:00 PM Sawnee Mountain Park Community Building, 3995 Watson Road, Cumming, GA 30028		
In Review	CP250038	Narasimha Rao Tambareni	located immediately southwest of property known as 5765 Keith Bridge Road, Cumming, GA 30041 and immediately east of property known as 5995 Cantrell Circle, otherwise known as parcel 280-287.	to build a special event facility on property zoned Agricultural District (A1).	4	10/1/2025	11/05/2025	11/19/2025 6:00 PM Hampton Park Library, 5345 Settingdown Road, Cumming, GA 30041		
In Review	CP250040	Atlanta Classic Tree Service, Inc.	located at 4975 Atlanta Highway, Alpharetta, GA 30004.	to operate a contractor's establishment and open storage yard on property zoned Highway Business District (HB).	3	10/3/2025	11/05/2025	11/19/2025 6:00 PM Fowler Park Community Room, 4110 Carolene Way, Cumming, GA 30040		
In Review	CP250044	Julio Perez	located east of Little Mill Road north of the intersection with Browns Bridge Road, Gainesville, GA 30506.	to build a convenience store with fuel dispensing units on property zoned Commercial Business District (CBD).	4	10/22/2025	12/03/2025			
In Review	CP250050	Juan M. Sanchez Velasquez	located at 155 Mauldin Drive, Alpharetta, GA 30004.	to operate a minor automobile service establishment and a used vehicle sales dealership on property zoned Commercial Business District (CBD).	3	11/7/2025	12/03/2025			
In Review	CP250059	JLV ALPHARETTA PROPERTIES, LLC	located at 6700 Atlanta Highway, Alpharetta, GA 30004.	to build a convenience store with fuel dispensing units on property zoned Commercial Business District (CBD).	3	2/6/2026	03/04/2026			
In Review	CP250062	Swamynathan Annamalai	located at 4565 Dawsonville Highway, Gainesville, GA 30506.	to operate a short-term rental on property zoned Agricultural District (A1).	4	12/24/2025	02/04/2026			
In Review	CP260002	AZ Transport LLC	located at 600 James Road, Alpharetta, GA 30004.	to operate an open storage yard on property zoned Restricted Industrial District (M1).	3	1/8/2026	02/04/2026	02/18/2026 6:00 PM 600 James Road, Alpharetta, GA 30004		
In Review	CP260003	Advanced Retail Services, Inc. d/b/a The Boat Shop	located at 8615 Browns Bridge Road, Gainesville, GA 30506.	To operate a new and used vehicle (boat) sales dealership, a minor automobile service establishment and an open storage yard conducting around-the-clock business on property zoned Commercial Business District (CBD).	4	1/9/2026	02/04/2026	02/16/2026 6:00 PM The Boat Shop at Lake Lanier, 8615 Browns Bridge Road, Gainesville, GA 30506		
In Review	CP260004	Chase Campbell	located at 2350 Punch Hammond Road and 2325 Dahlonega Highway, Cumming, GA 30040.	to operate a private school on property zoned Agricultural District (A1).	1	1/9/2026	02/04/2026			
In Review	CP260005	Melissa Tabitha Berar	located at 1739 Buford Highway, Cumming, GA 30041.	To operate a convenience store with fuel dispensing units, a vehicle rental establishment and a minor automobile service establishment on property zoned Commercial Business District (CBD).	2	1/9/2026	02/04/2026	02/20/2026 6:00 PM 1739 Buford Highway, Cumming, GA 30041		
In Review	CP260006	Nick Harbour	located at 4500 Keith Bridge Road, Cumming, GA 30041.	to operate a new and used vehicle (boat) sales dealership, a minor automobile service establishment and an open storage yard conducting around-the-clock business on property zoned Commercial Business District (CBD).	4	1/29/2026	03/04/2026			

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In Review	CP260008	Joseph Mazur	located on a portion of property known as 5635, 5645 and 5665 Elmo Road, Cumming, GA 30028.	to operate a minor automobile service establishment on property zoned Commercial Business District (CBD).	1	2/5/2026	03/04/2026			
In Review	CP260009	Vamsee Vasireddy	located at 3685 Settingdown Road, Cumming, GA 30028.	to operate a day care center on property zoned Agricultural District (A1).	4	2/6/2026	03/04/2026			
In Review	CP260010	Melanie Bonner Hill	located at 112 Mauldin Drive, Alpharetta, GA 30004.	to operate a minor automobile service establishment on property zoned Commercial business District (CBD).	3	2/6/2026	03/04/2026			
Submitted - Online	CP260011	Blount Construction Company Inc			1	2/12/2026				
Awaiting BOC Decision	AZ250039	TOMCO2 Systems Company	located at 1110 Ridgeland Parkway, Alpharetta, GA 30004.	to delete condition 5 previously approved for ZA3552.	3	10/15/2025				02/19/2026
Awaiting BOC Decision	AZ250024	Hubbard Town Group LLC	located north of Hubbard Town Road immediately south and west of property known as 5905 Hubbard Town Road, Cumming, GA 30028, and is otherwise described as parcel number 233-029.	to delete conditions 7 and 15 and amend condition 17 previously approved for ZA2989.	4	6/30/2025				03/05/2026
Awaiting BOC Decision	AZ250044	YOGI REAL ESTATE HIGHWAY 53 LLC	located at 5010 and 5020 Dawsonville Highway, Gainesville, GA 30506.	to amend conditions 7, 27, and 28 previously approved for ZA4175.	4	11/24/2025				03/05/2026
Awaiting BOC Decision	AZ250046	trinityfortune llc	located east of Peachtree Parkway south of the intersection with Hemrick Road, Cumming, GA 30041.	to delete condition 1 previously approved for ZA2975.	5	12/29/2025				03/05/2026
Awaiting BOC Decision	AZ250047	Aqua Design Pools & Spas, LLC	located at 4440 Atwood Drive, Cumming, GA 30040.	to add condition 78 to conditions previously approved for ZA3411.	3	12/29/2025				03/05/2026
Awaiting BOC Decision	AZ260001	Tellus Holdings LLC	located at 5375 and 5395 Oak Grove Circle, Cumming, GA 30028.	to delete condition 17 and amend condition 2 previously approved for ZA4139.	4	1/27/2026				03/05/2026
Fees Due	AZ260002	Pallavi Pesaru	located south of Canton Highway immediately east of property known as 2125 Canton Highway, Cumming, GA 30040 and immediately north and west of property known as 2049 Canton Highway.	to amend condition 2 previously approved for ZA4226.	1	1/27/2026				04/02/2026
Review Expired	AZ210043	Srikanth Vakalapudi	located at 1220 Wondering Way, Suwanee, GA 30024.	to add condition 16 to conditions previously approved for ZA2506.	5	9/28/2021				
Fees Paid	AZ250036	Red Oak Sanitation, LLC	located at 4405 and 4415 Canton Highway, Cumming, GA 30040.	to amend condition 1 previously approved for ZA1921.	1	9/30/2025				
Fees Paid	AZ250037	Red Oak Sanitation, LLC	located immediately south of property known as 4405 and 4415 Canton Highway, Cumming, GA.30040.	to amend condition 1 previously approved for ZA2008.	1	9/30/2025				
Fees Paid	AZ250038	Red Oak Sanitation, LLC	located immediately east of property known as 4405 and 4415 Canton Highway, Cumming, GA 30040.	to delete condition 2 and amend condition 1 previously approved for ZA2257.	1	9/30/2025				
Awaiting BOC Decision	AZ250040	Atlanta Classic Tree Service, Inc.	located at 4975 Atlanta Highway, Alpharetta, GA 30004.	to amend conditions 1 and 7 previously approved for ZA2640.	3	10/20/2025				
Awaiting BOC Decision	AD250011	Amy Smith	located at 5960 Atlanta Highway, Alpharetta, GA 30004.	for an Alternate Design.	3	11/25/2025				03/19/2026

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Awaiting BOC Decision	AD250010	Anika Corp	located at 3535 Peachtree Parkway, Suwanee, GA 30024.	an Alternate Design.	2	11/6/2025				04/02/2026
Awaiting BOC Decision	AD260001	Pallavi Pesaru	located south of Canton Highway immediately east of property known as 2125 Canton Highway, Cumming, GA 30040 and immediately north and west of property known as 2049 Canton Highway.	an Alternate Design.	1	1/27/2026				04/02/2026
In Review	AD250008	833 Atlanta Road, LLC	located at 833 and 837 Atlanta Highway, Cumming, GA 30040.	an Alternate Design.	5	9/30/2025				
In Review	AD250009	Austin Edelen	located at 4040 and 4130 Browns Bridge Road, Cumming, GA 30041.	for an Alternate Design.	4	11/4/2025				
Awaiting BOC Decision	ZA4249	HCI DP Land Acquisition LLC	located at 5485 Georgia Highway 400, Cumming, GA 30028.	to rezone from Agricultural District (A1) to Restricted Industrial District (M1).	4	9/5/2025	10/01/2025	10/13/2025 6:00 PM Coal Mountain Park Community Building, 3560 Settingdown Road, Cumming, GA 30028	01/27/2026	02/19/2026
Awaiting BOC Decision	ZA4252	Rocket Brew, Inc	located at 501 Buford Highway, Cumming, GA 30040.	to rezone from Neighborhood Shopping District (NS) to Commercial Business District (CBD).	5	9/5/2025	10/01/2025	10/14/2025 6:00 PM Fowler Park Pavilion #1, 4110 Carolene Way, Cumming, GA 30040	01/27/2026	02/19/2026
Awaiting BOC Decision	ZA4253	HREP Acquisitions, LLC	located at 4987 Piney Grove Road, Cumming, GA 30040. The property is also located immediately north, south and east of 4987 Piney Grove Road, immediately north of 5114, 5132, 5142 and 5166 Performance Drive and west of Piney Grove Road approximately 405 ft. northwest of the intersection with Performance Drive.	to rezone from Agricultural District (A1) to Restricted Industrial District (M1).	3 and 5	10/2/2025	11/05/2025	11/17/2025 7:00 PM Forsyth Conference Center, 3410 Ronald Reagan Boulevard, Cumming, GA 30041	01/27/2026	02/19/2026
Awaiting BOC Decision	ZA4269	Forsyth County Board of Commissioners	located immediately south of properties known as 4920 and 4940 Piney Grove Road, Cumming, GA 30040.	to rezone from Agricultural District (A1) to Restricted Industrial District (M1).	3	12/2/2025			01/27/2026	02/19/2026
Awaiting BOC Decision	ZA4230	Rishi Gankidi	located at 6365 Post Road, Cumming, GA 30040.	to rezone from Single Family Residential Restricted District (R2R) and Agricultural District (A1) to Single Family Residential District (RES2).	3	4/4/2025	05/07/2025	05/22/2025 6:00 PM Midway Park Community Building, 5110 Post Road, Cumming, GA 30040	06/24/2025	03/05/2026
Awaiting BOC Decision	ZA4236	John R. Wright, Jr.	located at 135 Strickland Road, Alpharetta, GA 30004. The property is also located immediately northeast of property known as 135 Strickland Road.	to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Restricted Industrial District (M1).	3	5/9/2025	06/04/2025	06/17/2025 6:00 PM Forsyth Conference Center, 3410 Ronald Reagan Boulevard, Cumming, GA 30041	08/26/2025	03/05/2026
Awaiting PC Recommendation	ZA4248	833 Atlanta Road, LLC	located at 833 and 837 Atlanta Highway, Cumming, GA 30040.	to rezone from Single Family Residential District (R1) to Commercial Business District (CBD).	5	9/4/2025	10/01/2025	10/15/2025 7:30 PM Fowler Park Community Room, 4110 Carolene Way, Cumming, GA 30040	02/24/2026	03/19/2026
Awaiting PC Recommendation	ZA4254	Austin Edelen	located on a portion of properties known as 4040, 4130 and 4140 Browns Bridge Road, Cumming, GA 30041. The property is also located immediately east of properties known as 3135 and 3155 Keith Bridge Road.	to rezone from Agricultural District (A1) to Commercial Business District (CBD) with Conditional Use Permits (CUPs) for a vehicle rental establishment, open storage yard and open air business.	4	10/3/2025	11/05/2025	12/16/2025 6:30 PM Coal Mountain Park Community Building, 3560 Settingdown Road, Cumming, GA 30028	02/24/2026	03/19/2026

For additional information: https://css.forsythco.com/EnerGov_Prod/SelfService

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Awaiting PC Recommendation	ZA4264	2152 Peachtree Pkwy LLC	located at 2152 Peachtree Parkway, Cumming, GA 30041.	to rezone from Single Family Residential District (R1) to Commercial Business District (CBD).	5	11/7/2025	12/03/2025	12/16/2025 6:00 PM Old Atlanta Park, Community Room, 810 Nichols Road, Suwanee, GA 30024	02/24/2026	03/19/2026
In Review	ZA4266	Bold Wealth Management Inc.	located at 2127 and 2171 Peachtree Parkway, Cumming, GA 30041. The property is also located on a portion of properties known as 2155 and 2185 Peachtree Parkway, and a portion of property known as 2178 Bagley Road. The property is also located immediately south of property known as 2171 Peachtree Parkway.	to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Commercial Business District (CBD).	5	2/4/2026	03/04/2026	01/19/2026 6:00 PM Forsyth Conference Center, 3410 Ronald Reagan Boulevard, Cumming, GA 30041		03/19/2026
Awaiting PC Recommendation	ZA4043	The Roy Bennett Family Partnership, LLLP	located south of Jot Em Down Road approximately 575 ft. southeast of the intersection with Cross Roads Road. The property is also located immediately west of property known as 5530 Jot Em Down Road and immediately east of property known as 6804 and 6810 Cross Roads Road, Cumming, GA 30041.	to rezone from Agricultural District (A1) to Single Family Residential District (RES3).	4	12/3/2021	01/05/2022	01/19/2022 6:00 PM Hampton Park Library, 5345 Settingdown Road, Cumming, GA 30041	03/24/2026	04/16/2026
In Review	ZA4121	1345 Ronald Reagan Blvd, LLC	located at 1345 Ronald Reagan Boulevard, Cumming, GA 30041.	to rezone from Single Family Residential Restricted District (R2R) to Commercial Business District (CBD).	2	2/9/2026	09/03/2025	05/15/2023 6:00 PM Northside Forsyth Hospital, Bennett Room A, 1200 Northside Forsyth Drive, Building 1400, Cumming, GA 30041		
In Review	ZA4250	NWF Acquisitions, LLC	located immediately south of property known as 600 Peachtree Parkway, Cumming, GA 30041.	to rezone from Restricted Industrial District (M1) to Commercial Business District (CBD).	5	9/5/2025	10/01/2025	10/20/2025 6:00 PM 410 Peachtree Parkway, Suite 364, Cumming, GA 30041		
In Review	ZA4255	Tony C. Amburgy	located at 3747, 3755 and 3775 Atlanta Highway, Cumming, GA 30040. The property is also located immediately east and south of property known as 3775 Atlanta Highway.	to rezone from Single Family Residential District (R1) and Commercial Business District (CBD) to Commercial Business District (CBD) with Conditional Use Permits (CUPs) for climate controlled self-service storage and courtyard self-service storage facilities.	3	10/3/2025	11/05/2025			
In Review	ZA4256	Michael Ingram	located at 4515 Spot Road, Cumming, GA 30040.	to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Restricted Industrial District (M1) with Conditional Use Permits (CUPs) for an open storage yard and wrecker services/wrecked motor vehicle compound.	1	10/3/2025	11/05/2025	12/01/2025 6:00 PM Cumming Recreation Main Office, 437 Pilgrim Mill Road, Cumming, GA 30040		
In Review	ZA4260	Sai Jitta	located south of Stoney Point Road west of the intersection with Peachtree Parkway, Cumming, GA 30041.	To rezone from Office & Institutional District (O&I) to Commercial Business District (CBD).	5	12/16/2025	02/04/2026			
In Review	ZA4267	Bold Wealth Management Inc.	located at 2155 and 2185 Peachtree Parkway, Cumming, GA 30041 and 2178 Bagley Road. The property is also located on a portion of properties known as 2127 and 2171 Peachtree Parkway, and immediately south of properties known as 2155 and 2171 Peachtree Parkway.	to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Restricted Industrial District (M1).	5	11/10/2025	01/07/2026	01/19/2026 6:00 PM Forsyth Conference Center, 3410 Ronald Reagan Boulevard, Cumming, GA 30041		
In Review	ZA4270	John Atkins Young, Jr.	located immediately east of properties known as 797 and 895 Tidwell Road, Alpharetta, GA 30004 and immediately west of property known as 1385 Union Hill Industrial Court.	to rezone from Agricultural District (A1) to Restricted Industrial District (M1).	3	12/5/2025	01/07/2026	01/22/2026 6:00 PM Midway Park Community Building, 5100 Post Road, Cumming, GA 30040		

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In Review	ZA4271	Saniya Chitadze	located at 635 McFarland Parkway, Alpharetta, GA 30004.	to rezone from Agricultural District (A1) to Commercial Business District (CBD).	3	12/15/2025	02/04/2026	02/18/2026 6:00 PM Fowler Park Community Room, 4110 Carolene Way, Cumming, GA 30040		
In Review	ZA4272	Mythri Evergreen Farms LLC	located at 3795 Drew Road, Cumming, GA 30040. The property is also located on a portion of property immediately west and south of property known as 3795 Drew Road.	to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Commercial Business District (CBD) with Conditional Use Permits (CUPs) for a contractor's establishment, miscellaneous service establishment and open storage yard.	3	1/8/2026	02/04/2026	02/17/2026 6:00 PM Midway Park Community Building, 5100 Post Road, Cumming, GA 30040		
Submitted - Online	ZA4276	Kira DeRosa			1	2/10/2026				
Awaiting BOC Decision	SP250005	Goldstone General Contractors, Inc.	located at 6395 Hopewell Road, Dawsonville, GA 30534.	to build a retail trade establishment on property zoned Commercial Business District (CBD).	4	2/28/2025	03/26/2025	05/14/2025 6:00 PM Coal Mountain Park Community Building, 3560 Settingdown Road, Cumming GA 30028		04/02/2026
Awaiting BOC Decision	SP250009	Georgia Stone Products, LLC	located at 4870 Leland Drive, Cumming, GA 30041.	to build an asphalt plant on property zoned Heavy Industrial District (M2).	4	12/22/2025	01/21/2026	02/04/2026 6:00 PM Coal Mountain Park Community Building, 3560 Settingdown Road, Cumming, GA 30028		04/02/2026
In Review	HP250012	Jacob McPherson	located at 6325 Hopewell Road, Dawsonville, GA 30534.	to operate a contractor's establishment on property zoned Agricultural District (A1).	4	9/8/2025				