

**FORSYTH COUNTY PLANNING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 28, 2023 AT 6:30 P.M.
FORSYTH COUNTY ADMINISTRATION BUILDING
COMMISSIONERS' MEETING ROOM
Suite 220, 2nd Floor**

- I. Call meeting to order and Pledge of Allegiance**
- II. Amend and adopt the agenda**
- III. Review of meeting procedures**
- IV. Motion to consider adoption of minutes for the January 31, 2023 Regular Meeting and the February 21, 2023 Work Session**
- V. Old Business**
None.
- VI. New Business**
 1. Public Hearing: UDC modifications related to Zoning Procedures Law
 2. Public Hearing: UDC modifications related to lot size variances
 3. Public Hearing: UDC modifications related to corner lots, building heights and table notes
- VII. Public Hearings for Conditional Use Permits**
 1. SourceOne Carwash Advisors LLC - [CP220024](#) - Commission District 3

Request to build a 5,400 sq. ft. car wash with 11 parking spaces on 2.127 acres currently zoned Commercial Business District (CBD).

Located: This property is located at 5615 Shirlee Industrial Way, Alpharetta, GA 30004.
 2. Stacey Rainwater - [CP220031](#) - Commission District 4

Request to build a 1,362 sq. ft. detached accessory apartment on 0.756 acres zoned Lake Residential District (LR).

Variance:
 1. Increase the heated floor area of an accessory apartment from 1,000 sq. ft. to 1,362 sq. ft. (UDC 16-4.3(C)).
Located: This property is located at 5725 Cains Cove Road, Cumming, GA, 30041.

3. E-15, LLC - [CP220055](#) - Commission District 4

Request to build a 90,750 sq. ft. climate controlled self-service storage building with 24 parking spaces on 3.632 acres currently zoned Commercial Business District (CBD).

Variance:

1. Increase the maximum length for an individual self-service storage building from 200 ft. to 275 ft. (UDC 16-4.31(B)).

Located: This property is located east of Market Place Boulevard approximately 610 ft. south of the intersection with Bald Ridge Marina Road, Cumming, GA 30041.

4. Browns Bridge Road One, LLC - [CP220056](#) - Commission District 4

Request to operate a 10,000 sq. ft. minor automobile service establishment and used vehicle sales dealership in existing buildings totaling 6,015 sq. ft. with 37 parking spaces on 2.894 acres zoned Commercial Business District (CBD).

Variances:

1. Reduce the minimum required open space from 15 percent to 12.8 percent (UDC Table 12.2).
2. Reduce the landscape strip adjacent to all side and rear lot lines from 10 ft. to 0 ft. (UDC 12-10.15).
3. Increase the percentage of vehicles visible along the road frontage from 30% to 100% (UDC 12-10.9).
4. Reduce the required number of parking spaces from 83 to 37 (UDC Table 17.1).
5. Reduce the required paved surface for the display of used vehicles from 1 acre to 0.5 acres (UDC 16-4.37(G)(1)).

Located: This property is located at 5145 and 5185 Browns Bridge Road, Cumming, GA 30041.

VIII. Public Hearings for Home Occupation Permits

1. Antonio Family Foods, LLC - [HP230003](#) - Commission District 2

Request to operate a home bakery with 2 non-resident employees in 800 sq. ft. of a 4,000 sq. ft. home with 2 parking spaces on 0.303 acres on property currently zoned Single Family Residential District (RES3).

Located: This property is located at 1445 Thunder Gulch Pass, Suwanee, GA 30024.

IX. Public Hearings for Mobile Vending Permits
None.

X. Public Hearings for Rezoning

1. EAH Acquisitions LLC - [ZA4052](#) - Commission District 1 and 4

Request to rezone from Commercial Business District (CBD) and Agricultural District (A1) to Master Planned District (MPD) on 72.899 acres for 60 residential lots, 69 attached residential units and 295 apartments with a density of 5.82 units per acre and commercial buildings totaling 60,000 sq. ft. with 330 parking spaces.

Variance:

1. Increase the percentage of total residential units for apartments from 20% to 69.58% (UDC 20B-1.2(C)(2)).

Located: This property is located at 2940, 2950, 2952, 2956, 2960, 3010 and 3030 Keith Bridge Road. The property is also located immediately south of property known as 3010 Keith Bridge Road, immediately north of property known as 2956 Keith Bridge Road, immediately south of property known as 2940 Keith Bridge Road and immediately south and immediately east of property known as 2660 Freedom Parkway, Cumming, GA 30041.

2. Retail Planning Corporation - [ZA4092](#) - Commission District 1 and 4

Request to rezone from Agricultural District (A1) to Mixed-Use Center District (MCD) on 138.659 acres for 172 attached residential units and 656 apartments with a density of 5.98 units per acre and commercial buildings totaling 803,600 sq. ft. with 2,578 parking spaces.

Located: This property is located north of Keith Bridge Road, east and west of the intersection with State Barn Road, Cumming, GA 30040.

3. Ravi Nangunoori - [ZA4102](#) - Commission District 4

Request to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 2.324 acres for a 13,328 sq. ft. clinic in an existing building with 21 parking spaces.

Variances:

1. Reduce the zoning setback as shown on the site plan adjacent to the existing structure only from 50 ft. to 30 ft. (UDC Table 12.2).
2. Reduce the zoning buffer as shown on the site plan from 40 ft. to 0 ft. (UDC Table 12.2).
3. Eliminate the 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18).
4. Reduce the minimum lot width from 60 ft. to 7.62 ft. (UDC 18-4.5).

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

4. Richard Munson - [ZA4104](#) - Commission District 5

Request to rezone from Neighborhood Shopping District (NS) to Commercial Business District (CBD) on 2.193 acres with Conditional Use Permits (CUPs) for a 65,494 sq. ft. climate controlled self-service storage facility with 17 parking spaces and a 500 sq. ft. vehicle rental establishment with 4 parking spaces and an open storage yard with 3 parking spaces.

Variance:

1. Reduce the separation distance between self-service storage businesses from $\frac{3}{4}$ of a mile to 0 (UDC 16-4.31(G)).

Located: This property is located at 2251 and 2273 Atlanta Highway, Cumming, GA 30040.

XI. Adjournment