



September ZBA Work Session Meeting Summary

**FORSYTH COUNTY ZONING BOARD OF APPEALS (ZBA)
WORK SESSION AGENDA SUMMARY**
9/9/2025 at 6:30p.m. in the Commissioners Meeting Room
110 E. Main Street, Suite 220, Cumming GA 30040

Members Present:

Mark Springsteen, Vice Chairman
Edward Kroell, Secretary
Jenny Clark, Member
Brian Martin, Member

Members Absent:

SreeRam Royala, Chairman

Below is a brief agenda summary.
The official minutes will be published at a later date.

Variances

VA250018 - Deanna Starling

VARIANCE REQUESTED

This application is for a variance request involving: A lot size variance of .84 acres to allow a mobile home to be placed on a 1.16-acre lot rather than the required 2 acres. A side setback variance of 10 feet to allow a setback to be 15 feet rather than the required 25 feet.

BOC District #1

PROPERTY LOCATION

The property is located in Mountain Valley Estates subdivision, Lot #41, at 1640 Mountain Valley Cir., Cumming, GA 30040.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250023 - Steve Foulke

VARIANCE REQUESTED

This application is for a variance request involving: A rear setback variance of 12 feet to allow a setback to be 13 feet rather than the required 25 feet.

BOC District #3

PROPERTY LOCATION

The property is located in Trotters Creek Industrial, Lot #4, at 3085 Trotters Pkwy., Alpharetta, GA 30004.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250032 - Nathan McClure

VARIANCE REQUESTED

This application is for a variance request involving: A front setback variance of 16 feet to allow a setback to be 14 feet rather than the required 30 feet.

BOC District #4

PROPERTY LOCATION

The property is located in Chestatee Bay subdivision, Lot #21A, at 8915 Bay Dr., Gainesville, GA 30506.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250036 - Faye Colbert**VARIANCE REQUESTED**

This application is for a variance request involving: A rear setback variance of 20 feet to allow a setback to be 5 feet rather than the required 25 feet.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250042 - Kamlender Singh**VARIANCE REQUESTED**

This application is for a variance request involving: A rear setback variance of 9 feet to allow a setback to be 11 feet rather than the required 20 feet. A side setback variance of 1 foot to allow a setback to be 9 feet rather than the required 10 feet.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250045 - Cristie Phillips**VARIANCE REQUESTED**

This application is for a variance request involving: A chicken coop rear setback variance of 12 feet to allow a setback to be 13 feet rather than the required 25 feet. A horse stable setback variance of 42 feet to allow a setback to be 7 feet rather than the required 50 feet. A rear setback variance of 19 feet to allow a setback to be 6 feet rather than the required 25 feet. A side setback variance of 22 feet to allow a setback to be 3 feet rather than the required 25 feet.

The Zoning Board of Appeals members briefly discussed this variance application.

VA250046 - Michele Taber**VARIANCE REQUESTED**

This application is for a variance request involving: A side setback variance of 5 feet to allow a setback to be 5 feet rather than the required 10 feet.

The Zoning Board of Appeals members briefly discussed this variance application.

Appeal of Administrative Decisions**AP250002 - Underwood Scoggins, LLC –
Ethan J. Underwood****APPEAL OF DECISION REQUESTED**

This application is for an appeal of an administrative decision of the Forsyth County Department of Planning & Community Development.

The Zoning Board of Appeals members briefly discussed the procedures of an appeal application.

BOC District #2**PROPERTY LOCATION**

The property is located in The Reserve at Old Atlanta subdivision, Lot #90, at 6715 Mount Holly Way., Suwanee, GA 30024.

BOC District #3**PROPERTY LOCATION**

The property is located in Shiloh Woods subdivision, Lot #20, at 5480 Shiloh Woods Dr., Cumming, GA 30040.

BOC District #3**PROPERTY LOCATION**

The property is located at 127 Cumorah Trl., Alpharetta, GA 30004.

BOC District #4**PROPERTY LOCATION**

The property is located in Beaver Ruin Beach subdivision, Lot #6, at 3570 Still Rd., Cumming, GA 30041.

BOC District #3**PROPERTY LOCATION**

The property is located 6489 Post Road, Cumming, GA 30040.

**AP250003 - Underwood Scoggins, LLC –
Ethan J. Underwood**

APPEAL OF DECISION REQUESTED

This application is for an appeal of an administrative decision of the Forsyth County Department of Planning & Community Development.

BOC District #4

PROPERTY LOCATION

The property is located 5995, 6005, 6010, 6015, 6025 & 6045 Neisler Road, Cumming, GA 30028.

The Zoning Board of Appeals members briefly discussed the procedures of an appeal application.

**AP250004 - Underwood Scoggins, LLC –
Ethan J. Underwood**

APPEAL OF DECISION REQUESTED

This application is for an appeal of an administrative decision of the Forsyth County Department of Planning & Community Development.

BOC District #3

PROPERTY LOCATION

The property is located 6489 Post Road, Cumming, GA 30040.

The Zoning Board of Appeals members briefly discussed the procedures of an appeal application.

**AP250005 - Underwood Scoggins, LLC –
Ethan J. Underwood**

APPEAL OF DECISION REQUESTED

This application is for an appeal of an administrative decision of the Forsyth County Department of Planning & Community Development.

BOC District #4

PROPERTY LOCATION

The property is located 5995, 6005, 6010, 6015, 6025, 6045 Neisler Rd, Cumming, GA 30028.

The Zoning Board of Appeals members briefly discussed the procedures of an appeal application.