

AGENDA
FORSYTH COUNTY PLANNING COMMISSION
TUESDAY, JANUARY 27, 2026 AT 6:30 P.M.
110 EAST MAIN STREET, SUITE 220
CUMMING, GEORGIA 30040
MEETING SUMMARY

Planning Commission Members Present: Stacy Guy, Nedal Shawkat, Tim Dineen, Mark Lively and Brian Schmidt

Staff Present: Tom Brown, Carroll Williams, Kiley Smith, Margaret Ann Pryor, Abigail Bazzell – Planning and Community Development; Ryan Breaux – Engineering and Molly Esswein – Jarrard & Davis LLP

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

I. Call meeting to order and Pledge of Allegiance

The meeting was called to order at 6:30 p.m.

II. Amend and adopt the agenda

Agenda adopted as amended:

ZA4043 – The Roy Bennett Family Partnership, LLLP – is postponed to the March 24, 2026 Planning Commission meeting.

ZA4248 – 833 Atlanta Road, LLC – is postponed to the February 24, 2026 Planning Commission meeting.

ZA4254 – Austin Edelen – is postponed to the February 24, 2026 Planning Commission meeting.

CP250013 – Stanislav Prisacari – is postponed to the February 24, 2026 Planning Commission meeting.

CP250037 – Cy Johnson Family Holdings, LLC is withdrawn without prejudice.

ZA4269 – Forsyth County Board of Commissioners – is moved after ZA4253 – HREP Acquisitions, LLC

III. Review of meeting procedures

IV. Adoption of minutes

1. Regular Meeting of November 18, 2025

November 18, 2025 Regular Meeting minutes adopted.

2. Work Session of January 20, 2026

January 20, 2026 Work Session minutes adopted.

V. Old Business

None.

VI. New Business

1. [ZA4269](#) - Forsyth County Board of Commissioners - Commission District 3

Request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 6.63 acres.

The property is located immediately south of properties known as 4920 and 4940 Piney Grove Road, Cumming, GA 30040.

MOVED AFTER ZA4253 – HREP Acquisitions, LLC

VII. Public Hearings

1. [HP250014](#) - Jessica Aucar - Commission District 1

Request to operate a kennel (dog grooming) and a personal service establishment (pet photography) with 1 non-resident employees in 160 sq. ft. of a 3,720 sq. ft. home with 2 parking spaces on 0.333 acres zoned Single Family Residential District (RES3).

The property is located at 4330 Corley Way, Cumming, GA 30040.

APPROVED

2. [HP250015](#) - Cristi Watts - Commission District 4

Request to operate a hair salon with 1 non-resident employee in 1,144 sq. ft. of a 2,392 sq. ft. home with 3 parking spaces on 2.233 acres zoned Agricultural District (A1).

The property is located at 6005 Mayfield Drive, Cumming, GA 30041.

APPROVED

3. [CP250006](#) - Rajesh Tanti - Commission District 1

Request to build a 5,995 sq. ft. retail package liquor store with 24 parking spaces on 0.966 acres zoned Commercial Business District (CBD).

Variances:

1. Reduce the required number of off-street loading spaces from 2 to 1 (UDC 17-3.3).
2. Increase the percentage of parking that fronts the main building entrance from 60% to 63% (UDC 21-11.5(B)).

The property is located at 4870 Heardsville Road, Cumming, GA 30028.

RECOMMENDED DENIAL

4. [CP250013](#) - Stanislav Prisacari - Commission District 3

Request to operate a 1,500 sq. ft. minor automobile service establishment in an existing building with 4 parking spaces on 5.955 acres zoned Commercial Business District (CBD).

The property is located at 160 Creamer Drive, Alpharetta, GA 30004.

POSTPONED TO THE FEBRUARY 24, 2026 PLANNING COMMISSION MEETING

5. [CP250019](#) - Hubbard Town Group LLC - Commission District 4

Request to build a 2,700 sq. ft. convenience store with fuel dispensing units with 14 parking spaces with an overall site including retail/office/restaurant in buildings totaling 7,005 sq. ft. with 37 parking spaces on 1.56 acres zoned Commercial Business District (CBD).

The property is 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.

RECOMMENDED APPROVAL WITH CONDITIONS

6. [CP250027](#) - Jason Creech - Commission District 2

Request to operate a 2,218 sq. ft. contractor's establishment in an existing building with 8 parking spaces, an open storage yard and a container yard on 4.437 acres zoned Commercial Business District (CBD).

The property is located at 2345 Ronald Reagan Boulevard, Cumming, GA 30041.

DECISION POSTPONED TO THE FEBRUARY 24, 2025 PLANNING COMMISSION MEETING

7. [CP250037](#) - Cy Johnson Family Holdings, LLC - Commission District 5

Request to operate an open storage yard with an overall site including a contractor's establishment in buildings totaling 39,900 sq. ft. with 69 parking spaces on 11.569 acres zoned Restricted Industrial District (M1).

The property is located at 690 Old Alpharetta Road, Alpharetta, GA 30005.

WITHDRAWN WITHOUT PREJUDICE

8. [CP250039](#) - John R Billa - Commission District 3

Request to build an 18,000 sq. ft. place of worship with 135 parking spaces on 4.13 acres zoned Agricultural District (A1).

The property is located at 4015 and 4019 Drew Road, Cumming, GA 30040.

RECOMMENDED APPROVAL WITH CONDITIONS

9. [CP250041](#) - Amy Smith - Commission District 3

Request to operate a 23,975 sq. ft. vehicle sales dealership in an existing building with 24 parking spaces with an overall site including a minor automobile service establishment on 1.82 acres zoned Restricted Industrial District (M1).

Variances:

1. Reduce the zoning buffer along the northern and southern property boundaries from 20 ft. to 0 ft. (UDC Table 14.2).
2. Reduce the landscape strip abutting Atlanta Highway from 20 ft. to 0 ft. (UDC 21-6.5(A)(1)).
3. Reduce the zoning setback along the southern property boundary adjacent to the existing structures only from 30 ft. to 19 ft. (UDC Table 14.2).
4. Reduce the minimum number of parking spaces from 48 to 24 (UDC 21-6.5(D)(1)).
5. Reduce the landscape strip along the northern and southern property boundaries from 6 ft. to 0 ft. (UDC 14-4.13).
6. Reduce the landscape strip between the front property line and any vehicular use area from 10 ft. to 0 ft. (UDC 17-5.7).
7. Reduce the required paved surface for the display of vehicles from 1 acre to 0 acres (UDC 16-4.37(G)(1)).

The property is located at 5960 Atlanta Highway, Alpharetta, GA 30004.

RECOMMENDED APPROVAL WITH VARIANCES AND CONDITIONS

10. [ZA4043](#) - The Roy Bennett Family Partnership, LLLP - Commission District 4

Request to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 59.988 acres for 96 residential lots with a density of 1.60 units per acre.

The property is 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.

POSTPONED TO THE MARCH 24, 2026 PLANNING COMMISSION MEETING

11. [ZA4248](#) - 833 Atlanta Road, LLC - Commission District 5

Request to rezone from Single Family Residential District (R1) to Commercial Business District (CBD) on 4.86 acres for a 65,100 sq. ft. office/retail/restaurant with 238 parking spaces.

The property is located at 833 and 837 Atlanta Highway, Cumming, GA 30040.

POSTPONED TO THE FEBRUARY 24, 2026 PLANNING COMMISSION MEETING

12. [ZA4249](#) - HCI DP Land Acquisition LLC - Commission District 4

Request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 31.719 acres for warehouses in buildings totaling 321,300 sq. ft. with 326 parking spaces.

Variations:

1. Reduce the zoning buffer from 40 ft. to 0 ft. as shown on the site plan (UDC Table 14.2).

The property is located at 5485 Georgia Highway 400, Cumming, GA 30028.

RECOMMENDED APPROVAL WITH THE VARIANCE AND CONDITIONS

13. [ZA4252](#) - Rocket Brew, Inc - Commission District 5

Request to rezone from Neighborhood Shopping District (NS) to Commercial Business District (CBD) on 0.306 acres for a drive-through restaurant in buildings totaling 777 sq. ft. with 6 parking spaces.

Variations:

1. Reduce the setback abutting Buford Highway from 40 ft. to 22 ft. (UDC Table 21.6).
2. Reduce the side setbacks from 10 ft. to 0 ft. as shown on the site plan (UDC Table 21.6).
3. Reduce the landscape strips along the sides and rear lot or lease lines from 10 ft. to 0 ft. (UDC 21-6.5(A)(2)).
4. Reduce the minimum width of the by-pass lane from 9 ft. to 0 ft. (UDC 21-6.5(J)(4)).
5. Reduce the rear setback from 25 ft. to 0 ft. as shown on the site plan (UDC Table 21.6).

The property is located at 501 Buford Highway, Cumming, GA 30040.

RECOMMENDED APPROVAL WITH VARIANCES AND CONDITIONS

14. [ZA4253](#) - HREP Acquisitions, LLC - Commission District 3 and 5

Request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 21.652 acres for warehouses in buildings totaling 228,240 sq. ft. with 289 parking spaces.

Variations:

1. Reduce the zoning buffer adjacent to tax map/parcel 130-071 from 40 ft. to 0 ft. (UDC Table 14.2).
2. Increase the required number of parking spaces for Building A from 80 to 122 (UDC Table 17.1).
3. Reduce the landscape strip adjacent to tax map/parcel 130-071 from 6 ft. to 0 ft. as shown on the site plan (UDC 14-4.13).
4. Reduce the zoning buffer adjacent to tax map/parcel 130-012 from 40 ft. to 20 ft. (UDC Table 14.2).

The property is 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.

RECOMMENDED APPROVAL WITH VARIANCES AND CONDITIONS

New Business (continued):

1. [ZA4269](#) – Forsyth County Board of Commissioners

Request to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 6.63 acres.

The property is located immediately south of properties known as 4920 and 4940 Piney Grove Road, Cumming, GA 30040.

RECOMMENDED APPROVAL WITH CONDITIONS

Public Hearings (continued):

15. [ZA4254](#) - Austin Edelen - Commission District 4

Request to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 21.237 acres for a 135,672 sq. ft. large scale retail establishment with 424 parking spaces with Conditional Use Permits (CUPs) for a vehicle rental establishment, open storage yard and open air business.

Variances:

1. Reduce the required number of parking spaces from 543 to 424 (UDC Table 17.1).
2. Reduce the zoning buffer from 50 ft. to 0 ft. (UDC 12-11.5(D)(1)).
3. Reduce the zoning buffer from 40 ft. to 0 ft. (UDC Table 12.2).
4. Reduce the required number of off-street loading spaces from 14 to 4 (UDC 17-3.3).
5. Reduce the required open space for the large-scale retail parcel only from 20% to 17% as shown on the site plan (UDC 12-11.5(A)).
6. Reduce the landscape strips abutting Keith Bridge Road and Browns Bridge Road from 20 ft. to 10 ft. (UDC 12-11.5(E)(3)).
7. Reduce the landscape strips along all internal side and rear lot or lease lines from 10 ft. to 5 ft. (UDC 12-10.15).
8. Reduce the distance of the sidewalk from the facade on all sides of the building from 6 ft. to 0 ft. (UDC 12-11.5(F)(3)(c)).
9. Reduce the common area for the large-scale retail parcel only from 5% to 0% (UDC 21-12.8(A)(12)).
10. Increase the percentage of parking that fronts the main building entrance on the large-scale retail parcel only from 50% to 93% as shown on the site plan (UDC 21-12.5(E)(2)).

11. Reduce the landscape strips abutting Keith Bridge Road and Browns Bridge Road from 20 ft. to 10 ft. (UDC 21-12.5(B)(2)).

The property is 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.

POSTPONED TO THE FEBRUARY 24, 2026 PLANNING COMMISSION MEETING

VIII. Adjournment

MEETING WAS ADJOURNED AT 9:58 P.M.