

**AGENDA**  
**FORSYTH COUNTY PLANNING COMMISSION**  
**TUESDAY, MAY 19, 2026 AT 6:30 P.M.**  
**110 EAST MAIN STREET, SUITE 220**  
**CUMMING, GEORGIA 30040**

**I. Call meeting to order and Pledge of Allegiance**

**II. Amend and adopt the agenda**

**III. Review of meeting procedures**

**IV. Adoption of minutes**

1. Regular Meeting of April 28, 2026

2. Work Session of May 12, 2026

**V. Old Business**

None.

**VI. New Business**

None.

**VII. Public Hearings**

**1. [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.

**2. [CP250059](#) - JLV ALPHARETTA PROPERTIES, LLC - Commission District 3**

Request to build a 4,000 sq. ft. convenience store with fuel dispensing units with 12 parking spaces with an overall site including a 2,000 sq. ft. restaurant with 10 parking spaces on 0.99 acres zoned Commercial Business District (CBD).

The property is located at 6700 Atlanta Highway, Alpharetta, GA 30004.

**3. [CP260009](#) - Vamsee Vasireddy - Commission District 4**

Request to operate a day care center in an existing 1,638 sq. ft. building with a 280 sq. ft. addition with 6 parking spaces on 0.999 acres zoned Agricultural District (A1).

Variances:

1. Reduce the exterior buffer along the eastern property boundary from 40 ft. to 0 ft. (UDC 21-13.4(A)(12)).
2. Reduce the sidewalk width from 5 ft. to 0 ft. (UDC 21-12.8(A)(13)).
3. Reduce the side buffers from 25 ft. to 0 ft. (UDC Table 15.2).

The property is located at 3685 Settingdown Road, Cumming, GA 30028.

#### **4. [CP260014](#) - Puneet Kaur - Commission District 4**

Request to operate a private school in existing buildings totaling 2,319 sq. ft. with 7 parking spaces on 1.912 acres zoned Agricultural District (A1).

Variances:

1. Increase the required number of parking spaces from 1 to 7 (UDC Table 17.1).
2. Remove the standard dust-free pavement requirement to allow for a gravel parking area (UDC 17-5.3).

The property is located at 4533 Settingdown Road, Cumming, GA 30041.

#### **5. [CP260015](#) - SVS Plaza LLC - Commission District 3**

Request to operate an open storage yard with an overall site including a 28,540 sq. ft. retail/restaurant in an existing building with 119 parking spaces on 4.45 acres zoned Commercial Business District (CBD).

Variances:

1. Reduce the zoning buffer adjacent to the existing gravel, access easement, concrete, detention pond and container only from 40 ft. to 0 ft. (UDC Table 12.2).
2. Reduce the rear setback on the northern property boundary adjacent to the existing structure only from 25 ft. to 0 ft. (UDC Table 12.2).
3. Reduce the landscape strips along the western property boundary adjacent to the existing gravel, access easements, concrete, detention pond and container only, along the northern property boundary adjacent to the existing house only and along the eastern and northern property boundaries adjacent to the existing sewer easement only from 10 ft. to 0 ft. (UDC 12-10.15).

The property is located at 2770 Atlanta Highway, Cumming, GA 30040. The property is also located immediately east of property known as 2770 Atlanta Highway.

#### **6. [CP260016](#) - Robert E. Burton Family Trust - Commission District 4**

Request to operate a 12,160 sq. ft. contractor's establishment, machine shop and minor automobile service establishment in an existing building with 13 parking spaces and an open storage yard with 8 parking spaces on 1.164 acres zoned Commercial Business District (CBD).

Variances:

1. Reduce the landscape strips abutting both rights-of-way adjacent to the existing asphalt, easements and parking only from 20 ft. to 0 ft. (UDC 21-12.5(B)(2)).
2. Reduce the setback from Mathis Drive to the parking area from 10 ft. to 0 ft. (UDC 12-10.8).
3. Reduce the zoning buffer adjacent to the existing structure and asphalt only from 40 ft. to 18 ft. (UDC Table 12.2).
4. Reduce the setback abutting Mathis Drive adjacent to the existing structure only from 40 ft. to 28 ft. (UDC Table 12.2).
5. Reduce the zoning setback adjacent to the existing structure only from 50 ft. to 35 ft. (UDC Table 12.2).
6. Reduce the landscape strip along the southern property boundary from 10 ft. to 0 ft. (UDC 12-10.15).
7. Reduce the landscape strip between the front property line of Mathis Drive and any vehicular use areas adjacent to the existing asphalt, easements and parking only from 10 ft. to 0 ft. (UDC 17-5.7).

The property is located at 9595 Jot Em Down Road, Gainesville, GA 30506.

**7. [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.

**8. [ZA4260](#) - Sai Jitta - Commission District 5**

Request to rezone from Office & Institutional District (O&I) to Commercial Business District (CBD) on 0.762 acres for a 945 sq. ft. retail/restaurant with 11 parking spaces.

Variances:

1. Reduce the required number of off-street loading spaces from 1 to 0 (UDC 17-3.3).
2. Reduce the sides of the building exterior that parking is distributed on from 2 sides to 1 side (UDC 21-8.5(A)).
3. Increase the percentage of parking that fronts the main building entrance from 60% to 100% (UDC 21-8.5(A)).

The property is located south of Stoney Point Road west of the intersection with Peachtree Parkway, Cumming, GA 30041.

**VIII. Adjournment**