

Forsyth County District 4 Zoning Newsletter

Thank you for taking time to be invested in the future of Forsyth County! This newsletter is designed to help disseminate information regarding Planning and Zoning to the general public. It has been compiled by and is managed by District 4's Citizen Stakeholders.

We understand how frustrating the zoning process can be and hope we can help you find the information you need when it affects your home, neighborhood, and county.

In this newsletter you will find important dates, maps of zoning reviews, and other information that might affect you as a resident of Forsyth County District 4.

Disclaimer: This information is accurate to the best of our ability.

Forsyth County District 4 Zoning Updates

Important Dates To Be Aware Of:

7/18/2017 - Forsyth County Planning Commission Work Session

Suite 100

and

7/25/2017 - Forsyth County Planning Commission Public Hearing

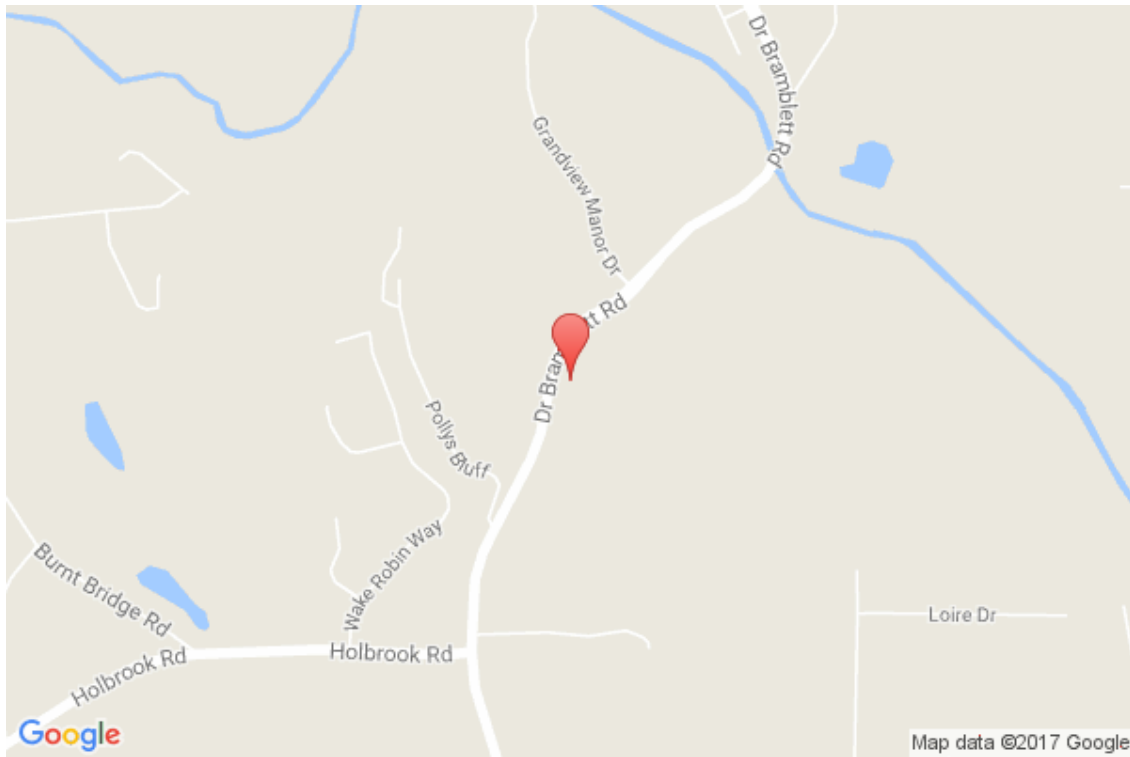
Suite 220

These meetings are held at 6:30pm at

110 East Main Street

Cumming, GA 30040

Current Zonings Under Review



ZA-3820 - Settingdown Properties

This property is located at 3480 Dr. Bramblett Road, Cumming, GA 30028. This property is also located on the east side of Dr. Bramblett Road approximately 750 feet north of the intersection with Holbrook Road and approximately 500 feet south of the intersection with Byers Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Community Residential District (CR2) on 163.4 acres for 202 residential lots with a density of 1.24 units per acre.

Date submitted: 10/7/2016

Zoning Review Meeting date: 11/2/2016

Proposal for Board Consideration - Submitted: 1/20/2017

Planning Commission for Public Hearing: 4/25/2017

BOC Final Decision (estimated): 7/20/2017

[Click here to see updated Staff Report for ZA-3820](#)

[Click here to see Concept Plan for ZA-3820](#)

[Click here to see Planning Commission Recommendation for ZA-3820](#)



ZA-3821 - Tallant Family Limited Partnership

This property is located at 3030, 3070, 3076 and 3080 Dahlonega Highway, Cumming, GA 30040.

Applicant is requesting to rezone from Agricultural District (A1) and Single Family Residential District (R1) to Master Planned District (MPD) on 20.37 acres for 57 residential lots with a density of 2.8 units per acre and proposed commercial buildings totaling 36,000 sq. ft. with 146 parking spaces.

Date submitted: 4/7/2017

Zoning Review Meeting date: 5/3/2017

Proposal for Board Consideration - Submitted: N/A

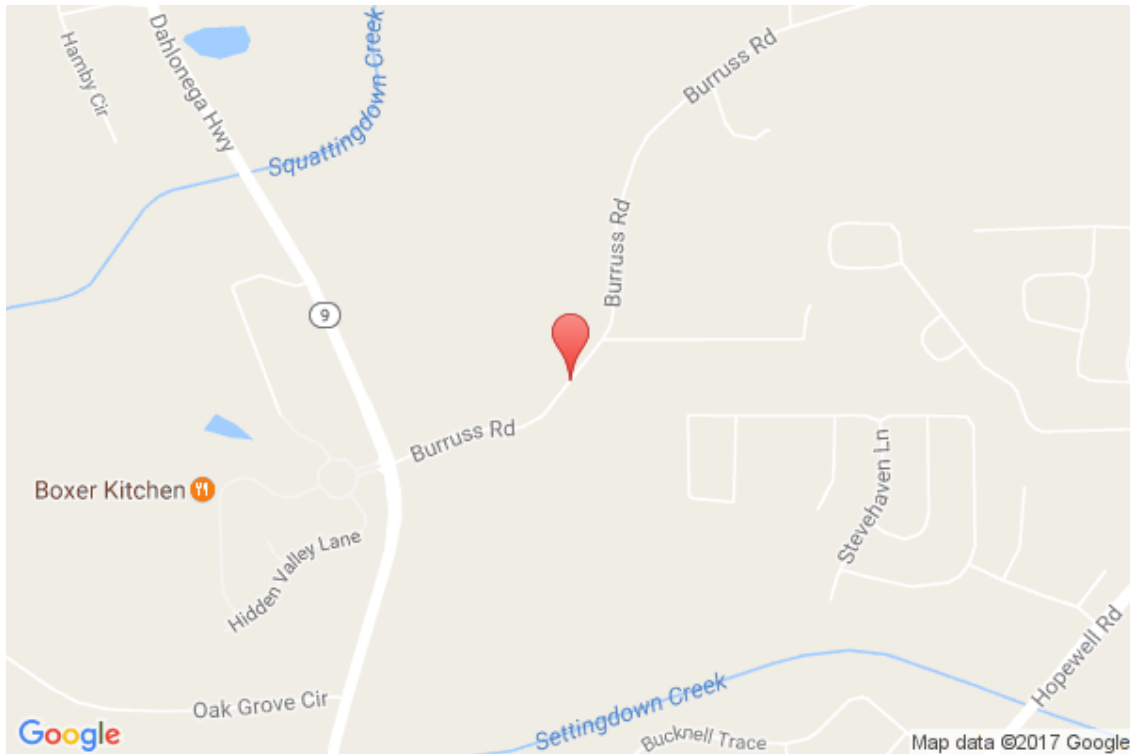
Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: Participation Meeting to be held July 26, 2017, 6:00 p.m. at the Coal Mountain Park Community Building, 3560 Settingdown Rd., Cumming, Ga. 30028.

[Click here to see updated Informal Review and Recommendation for ZA-3821](#)

[Click here to see updated Concept Plan for ZA-3821](#)



ZA-3833 - Elaine Pemberton

This property is located south on Burruss Road, approximately 235 feet east of the intersection with Dahlonega Hwy. This property is also located approximately 545 feet north of the intersection with Chandler Drive and approximately 1,145 feet east of property known as 4490 Dahlonega Highway, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 50.01 acres for 82 residential lots with a density of 1.64 units per acre.

Date submitted: 12/19/2016

Zoning Review Meeting Date: 1/4/2017

Proposal for Board Consideration - Submitted: N/A

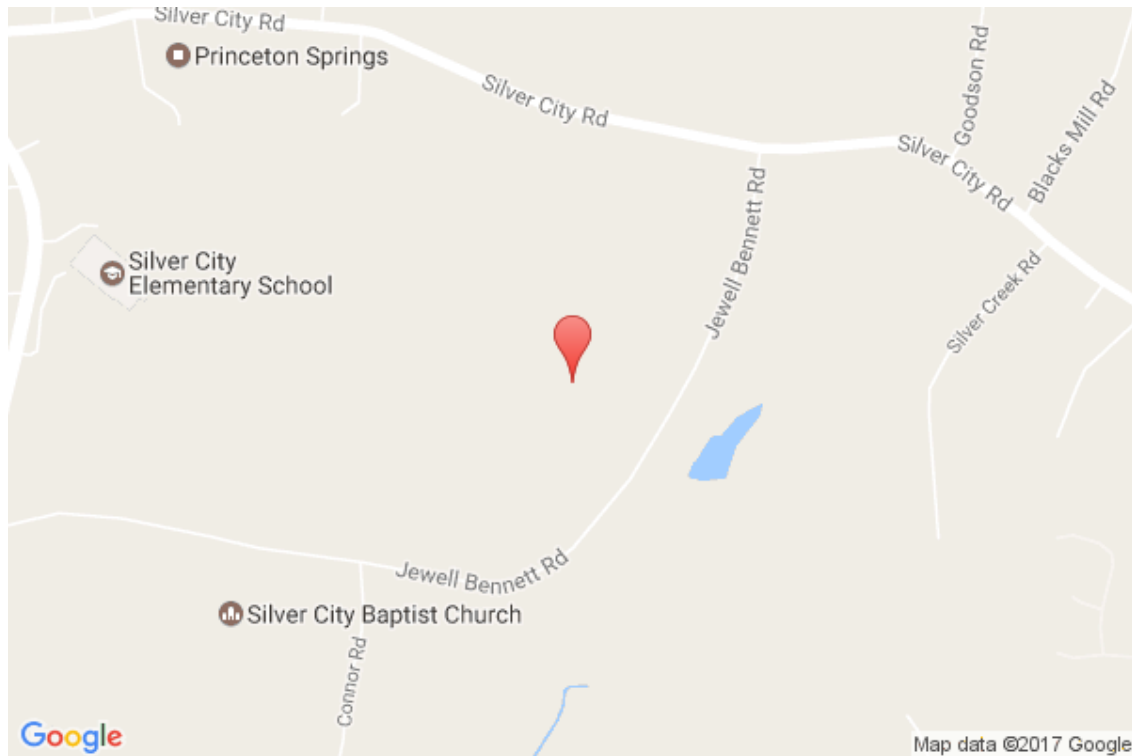
Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Application was withdrawn on 7/4/2017

[Click here to see Informal Review and Recommendation for ZA-3833](#)

[Click here to see Concept Plan for ZA-3833](#)



ZA-3837 - Bennett Capital Partners, LLC

The property is located at 6585 Jewell Bennett Road, Dawsonville, GA 30534. This property is also located west of Jewell Bennett Road, approximately 1,200 ft. east and approximately 2,100 ft. east of the intersection with Conner Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 34.531 acres for 61 residential lots with a density of 1.77 units per acre.

Date submitted: 12/9/2016

Zoning Review Meeting date: 1/4/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 8/29/2017

BOC Final Decision (estimated) - 9/21/2017

Update: Automatically postponed to the August 29, 2017, Planning Commission Meeting due to signs not being posted.

[Click here to see Informal Review and Recommendation for ZA-3837](#)

[Click here to see Concept Plan for ZA-3837](#)

[Click here to see Updated Staff Report 6/6/2017 for ZA-3837](#)



ZA-3840 - Hussain Budrain Sterling Universal Inc.

This property is located at 5405 and 5410 Bannister Road, Cumming, GA 30028. This property is also located south of Elmo Road approximately 480 ft. west of the intersection with Bannister Road.

Applicant is requesting to rezone from Neighborhood Shopping District (NS) to Commercial Business District (CBD) on 1 acre of a 2.86 acre parcel for a pet grooming facility (kennel) in 1,900 sq. ft. of an existing 7,892 sq. ft. building with 7 parking spaces.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: N/A

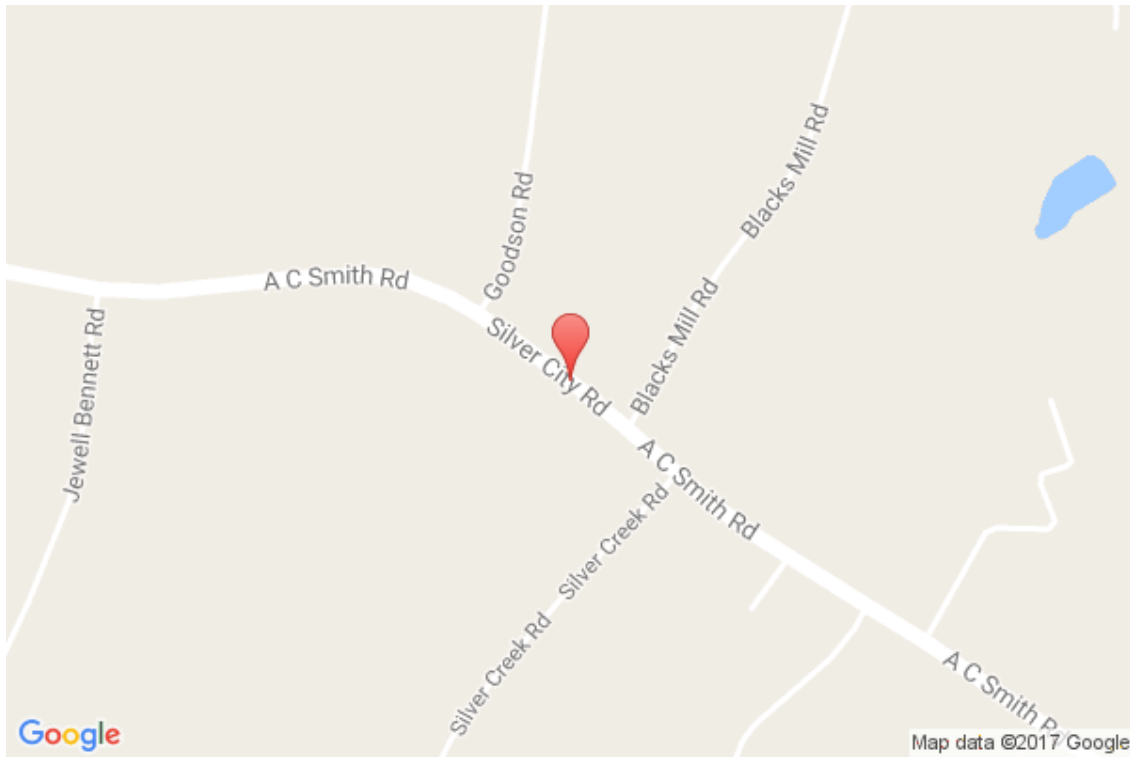
Planning Commission for Public Hearing: N/A

BOC Final Decision (estimated): N/A

Update: Went through zoning review but has not submitted updates to plan. Pending in 180 day Applicant Work Time Schedule.

[Click here to see Informal Review and Recommendation for ZA-3840](#)

[Click here to see Concept Plan for ZA-3840](#)



ZA-3844 - Bennett Capital Partners, LLC

The property is located at 7460 and 7470 AC Smith Road, Dawsonville, GA, 30534. This property is also located 330 ft. west of property known as 7820 Silver Creek Rd.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) to Single Family Residential District (RES3) on 42,402 acres for 77 residential lots with a density of 1.82 units per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 5/19/2017

Planning Commission for Public Hearing - 8/29/2017

BOC Final Decision (estimated) - 9/21/2017

Update: Automatically postponed to the August 29, 2017, Planning Commission Meeting due to signs not being posted

[Click here to see Informal Review and Recommendation for ZA-3844](#)

[Click here to see Concept Plan for ZA-3844](#)

[Click here to see Updated Staff Report 6/6/2017 for ZA-3844](#)



ZA-3847 - M&B Forsyth Farms, LLC

The property is located east of Jewell Bennett Road, approximately 2,500 feet south of the intersection with AC Smith Road and approximately 1,900 feet northeast of the intersection with Conner Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) Conservation Subdivision on 110,486 acres for 195 residential lots with a density of 1.77 unites per acre.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 8/29/2017

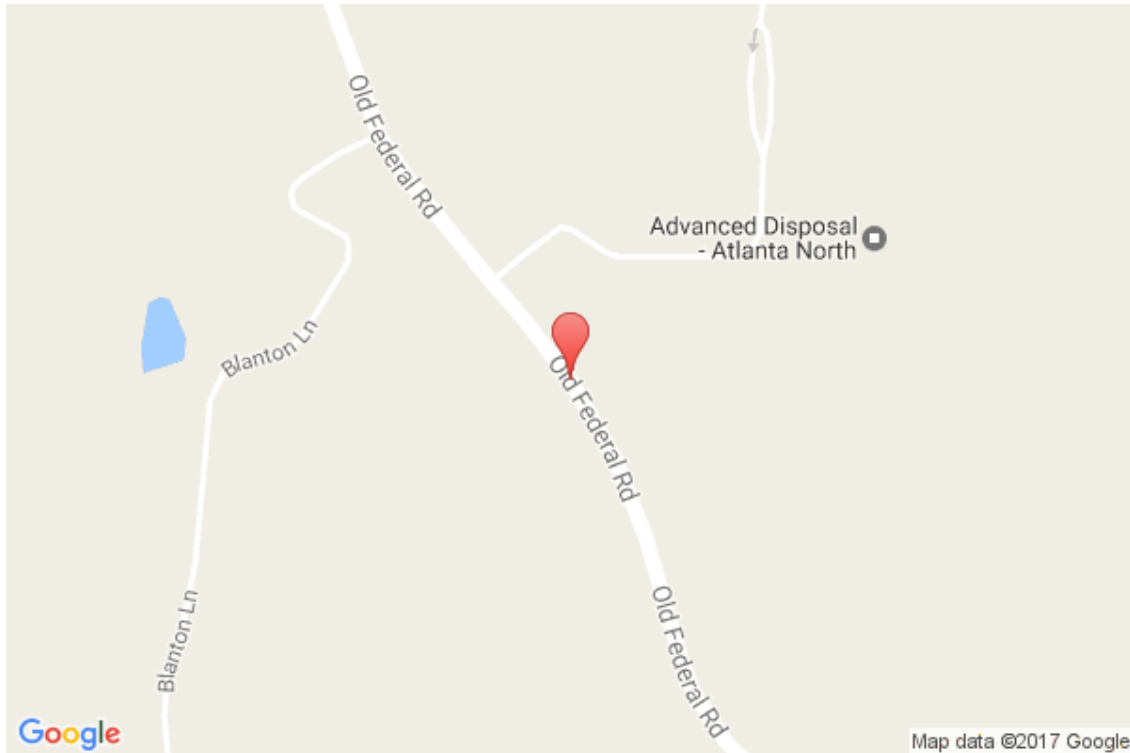
BOC Final Decision (estimated) - 9/21/2017

Update: Automatically postponed to the August 29, 2017, Planning Commission Meeting due to signs not being posted

[Click here to see Informal Review and Recommendation for ZA-3847](#)

[Click here to see Concept Plan for ZA-3847](#)

[Click here to see Updated Staff Report for ZA-3847](#)



ZA-3848 - Clean Eagle RNG, LLC

This property is located east of Old Federal Road approximately 1,050 ft. southeast of the intersection with Blanton Lane with approximately 850 ft. of road frontage along Old Federal Road .

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 10.41 acres with a Conditional Use Permit for a proposed recycling plant totaling 15,730 sq. ft. with 5 parking spaces.

Date submitted: 1/6/2017

Zoning Review Meeting date: 2/1/2017

Proposal for Board Consideration - Submitted: 3/17/2017

Planning Commission for Public Hearing - 4/25/2017

BOC Final Decision (estimated) - 8/3/2017

Update: The Planning Commission recommended approval of ZA3848 Clean Eagle RNG, LLC at the May 23, 2017, meeting. The Board of Commissioners will consider the recommendation at their August 3, 2017, Regular Meeting.

“Approval of this proposed land use, so long as the Board of Commissioners is able to modify the Unified Development Code to provide a means by which this land use can be accommodated without changing

the underlying zoning away from agricultural, as a change to an industrial zoning may establish unfortunate precedent for adjacent and nearby properties.”

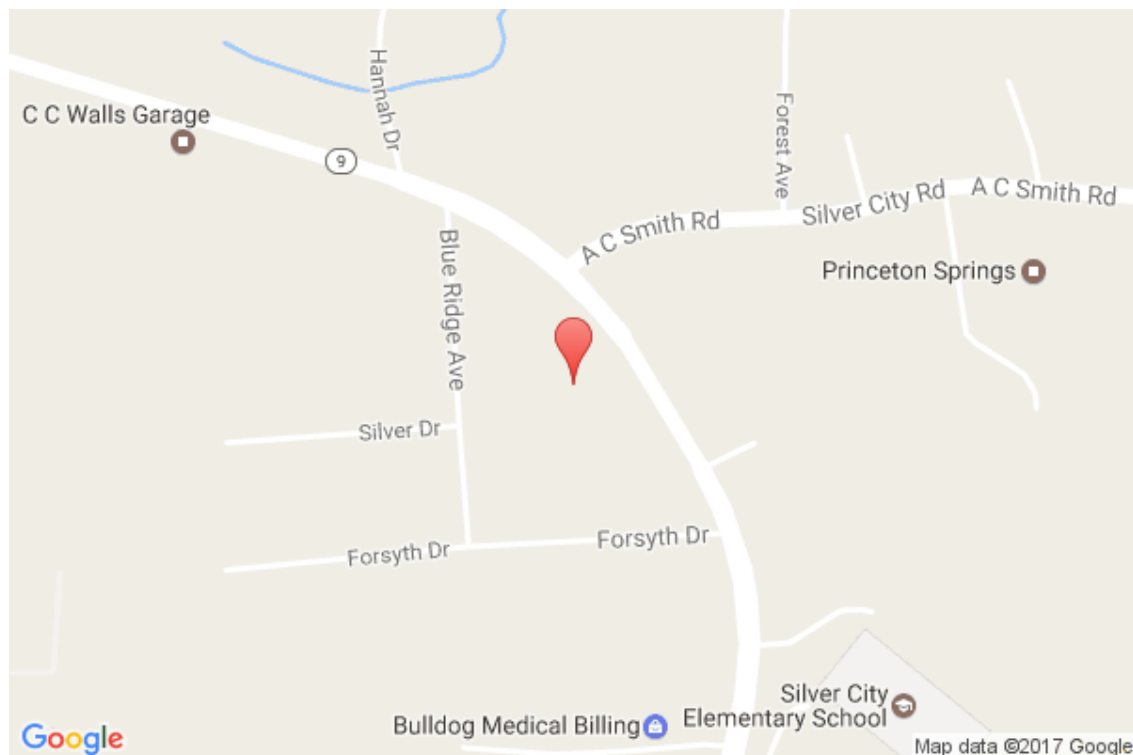
At June 27, 2017, Planning Commission Meeting, the Board recommended that the BOC adopt the modification to the Unified Development Code (UDC) table 15.1 to consider a CUP in the A1 zoning category for methane facilities. The recommendation will be considered on August 3, 2017, Board of Commissioners Regular Meeting.

The hearing on the CUP is scheduled to be heard the same night.

[Click here to see Informal Review and Recommendation for ZA-3848](#)

[Click here to see Concept Plan for ZA-3848](#)

[Click here to see PC Recommendation for ZA-3848](#)



ZA-3854 - Darlene Seidel

This property is located at 6345 Dahlonega Highway, Cumming, GA 30028.

Applicant is requesting to rezone from Single Family Residential Restricted District (R1R) to Agricultural District (A1) on 2.64 acres to erect a 700 sq. ft. manufactured home.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

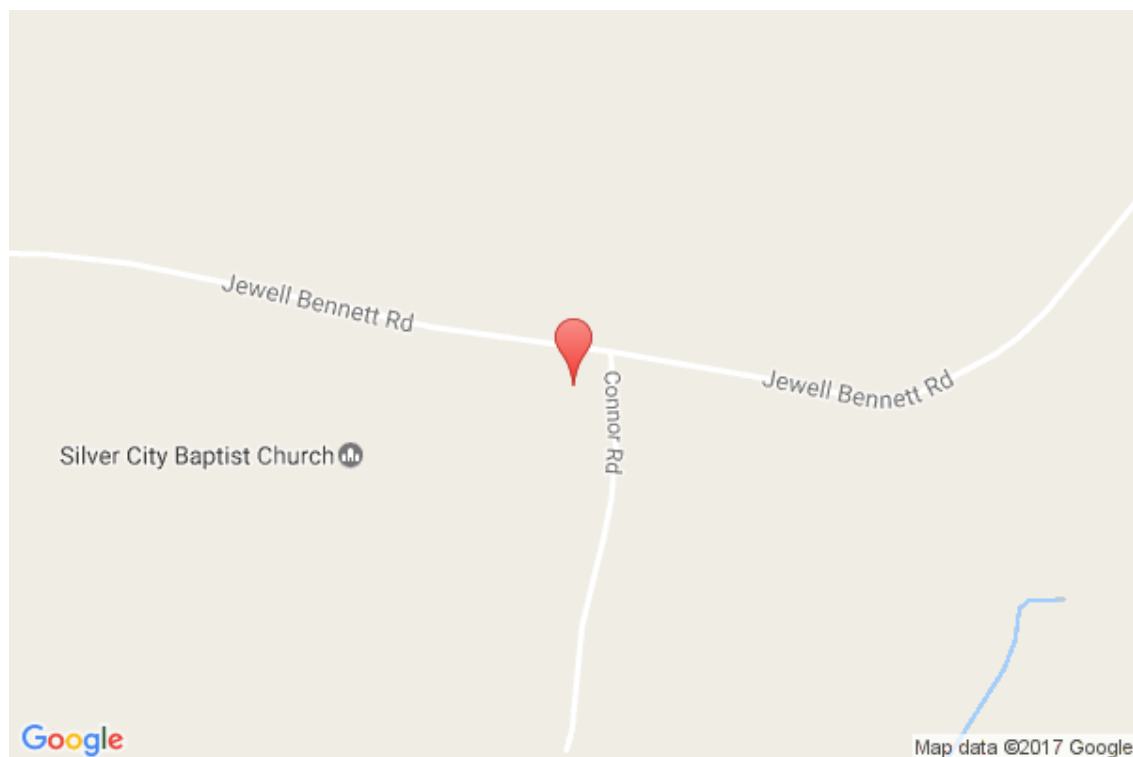
Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click here to download the Informal Staff Review and Recommendation for ZA-3854](#)

[Click here to download the Concept Plan for ZA-3854](#)



ZA-3857 - Conner Family Farm, LLC

This property is located at 6270 Jewell Bennett Road and 6430 Conner Road, Dawsonville, GA 30534.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 115.93 acres for 124 residential lots with a density of 1.07 units per acre.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

Proposal for Board Consideration - Submitted: N/A

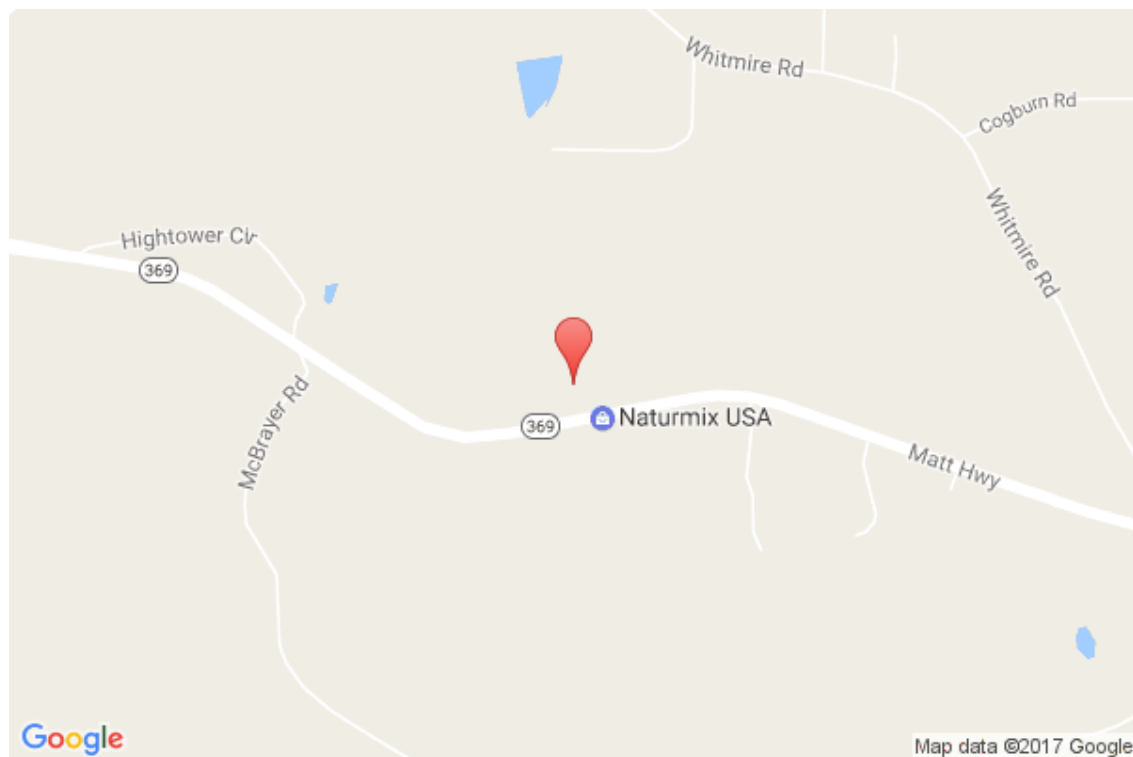
Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Update: Automatically postponed to the August 29, 2017, Planning Commission Meeting due to signs not being posted

[Click here to download the Informal Staff Review and Recommendation for ZA-3857](#)

[Click here to download the Concept Plan for ZA-3857](#)



ZA-3858 - Pilgrim Mill Family Partnership, LLLP

This property is located at 7060 and 7170 Matt Highway and 7350 Hightower Circle, Cumming, GA 30028. The property is also located north of Matt Highway approximately 200 ft. southeast of the intersection with McBrayer Road. The property is also located south of Matt Highway approximately 1,200 ft. southeast of the intersection with McBrayer Road. The property is also located north and south of Matt Highway approximately 4,100 ft. west of the intersection with Whitmire Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 109.254 acres for 126 residential lots with a density of 1.16 units per acre.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

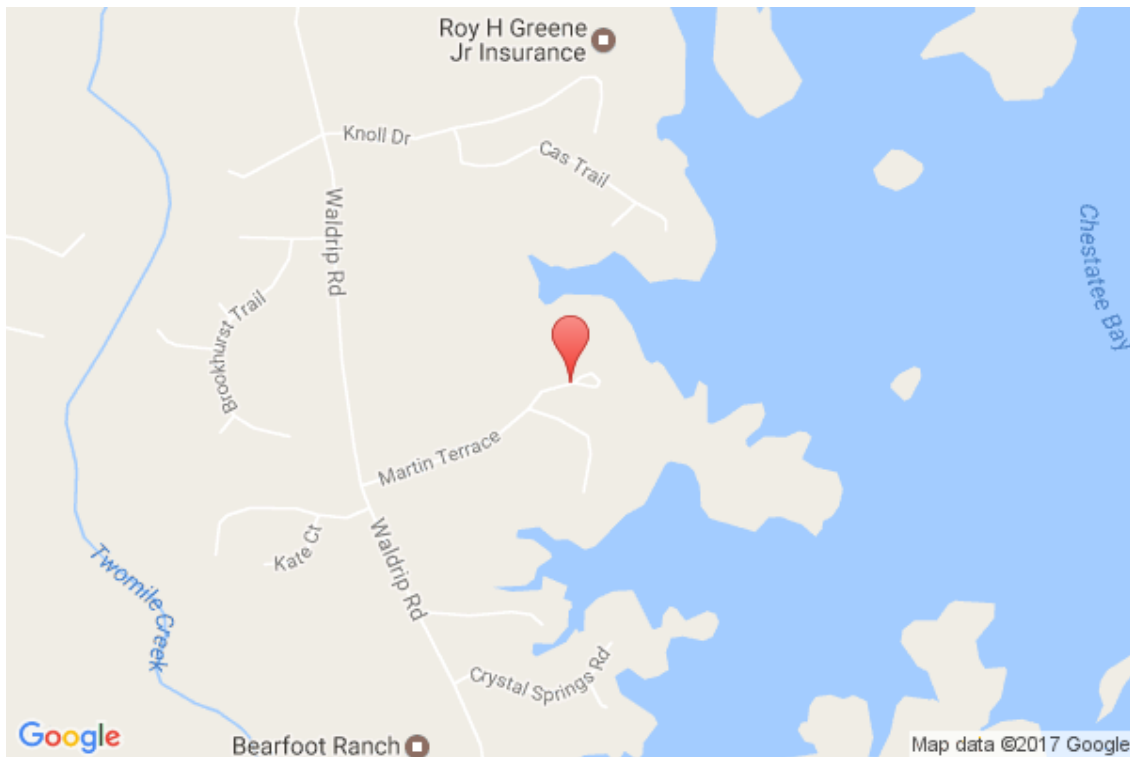
Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click here to download the Informal Staff Review and Recommendation for ZA-3858](#)

[Click here to download the Concept Plan for ZA-3858](#)



ZA-3860 - Jessica Goulding

This property is located at 9185 Freeland Road, Gainesville, GA 30506.

Applicant is requesting to rezone from Single Family Residential Restricted District (R2R) to Agricultural District (A1) on 2.68 acres for 2 residential units.

Date submitted: 5/5/2017

Zoning Review Meeting date: 6/7/2017

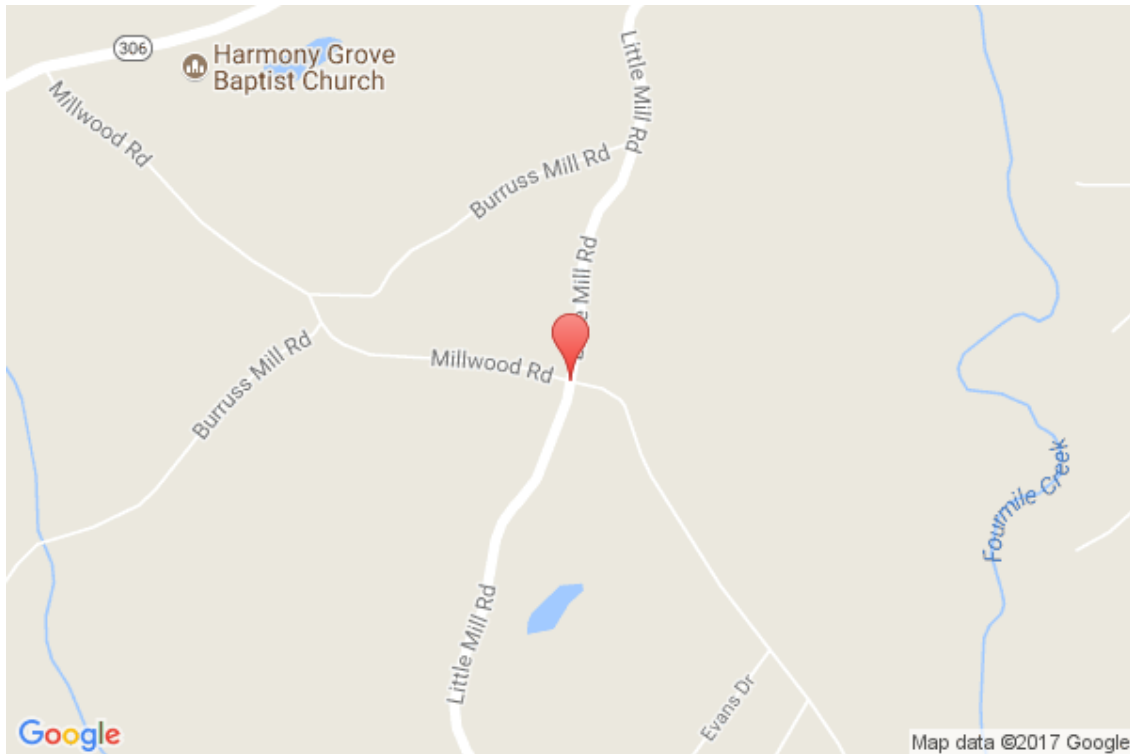
Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click here to download the Informal Staff Review and Recommendation for ZA-3860](#)

[Click here to download the Concept Plan for ZA-3860](#)



ZA-3866 - PPNJS, LLC

This property is located north of Millwood Road east and west of the intersection with Little Mill Road.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES2) on 64.909 acres for 84 residential lots with a density of 1.30 units per acre.

Date submitted: 7/7/2017

Zoning Review Meeting date: 8/2/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click here to see Concept Plan for ZA-3866](#)

Other Important News

The Forsyth County Comprehensive Plan has been adopted. Click here for more information and details.

- The Coal Mountain Overly was adopted by the Board of Commissioners at the July 6, 2017, meeting.

- A special meeting for the Silver City community will be held on July 24, 2017, 6:30 p.m., at the Coal Mountain Park Community Building, 3560 Settingdown Rd., Cumming, Ga. 30028. This meeting is to discuss the impact ZA3837, ZA3844, ZA3847, and ZA3857 will have on the community.

Get the latest in D4 news from your D4 commissioner. Click on this link to sign up to get news from the county.

Your District 4 Citizen Stakeholders are Mandy Moyer and Melissa Loggins.

We would like to welcome the addition of Gary Cooper to our team of Citizen Stakeholders!

The Board of Commissioners believes that appointing a number of Citizen Stakeholders in each Commission District will directly and materially

1. assist in facilitating citizen participation in the land use process,
2. result in greater dissemination of information about pending land use decisions,
3. allow citizen stakeholders to attend the myriad meetings and thereby ensure the process is monitored by a community representative, and
4. result in affected citizens and the community at large having greater confidence and trust in the zoning and land use process

You can email them directly at mandymoyerd4@gmail.com, garycooperd4@gmail.com, or melissa.logginsd4@gmail.com.

Please remember Mandy and Melissa are volunteers and will respond to your email at their earliest convenience.