

# 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:

**Meetings are being held on the same day due to Thanksgiving holiday. Both will be held upstairs in suite 220 this month only**

11/14/2017 (2:00 p.m.)- Forsyth County Planning Commission Work Session

and

11/14/2017 (6:30 p.m.)- Forsyth County Planning Commission Public Hearing

Suite 220

110 East Main Street

Cumming, GA 30040

# Traffic Concerns

As we have attended hearings and meetings, the topic of traffic continues to come up as a primary issue many residents would like to see addressed.

Many of the most crowded roads in Forsyth County are state routes, which fall under GDOT's jurisdiction for repairs, expansion, and added stop lights. (Including Highways 9 and 369.)

District 4 falls in GDOT's District 9. It would be beneficial for residents to voice their concerns directly to GDOT through the following contacts:

## **Congressional District 9 - Emily Dunn**

Post Office Box 56  
Blue Ridge, GA 30513  
(706) 632-5000 | (706) 632-8888 Fax  
[edunn@dot.ga.gov](mailto:edunn@dot.ga.gov)

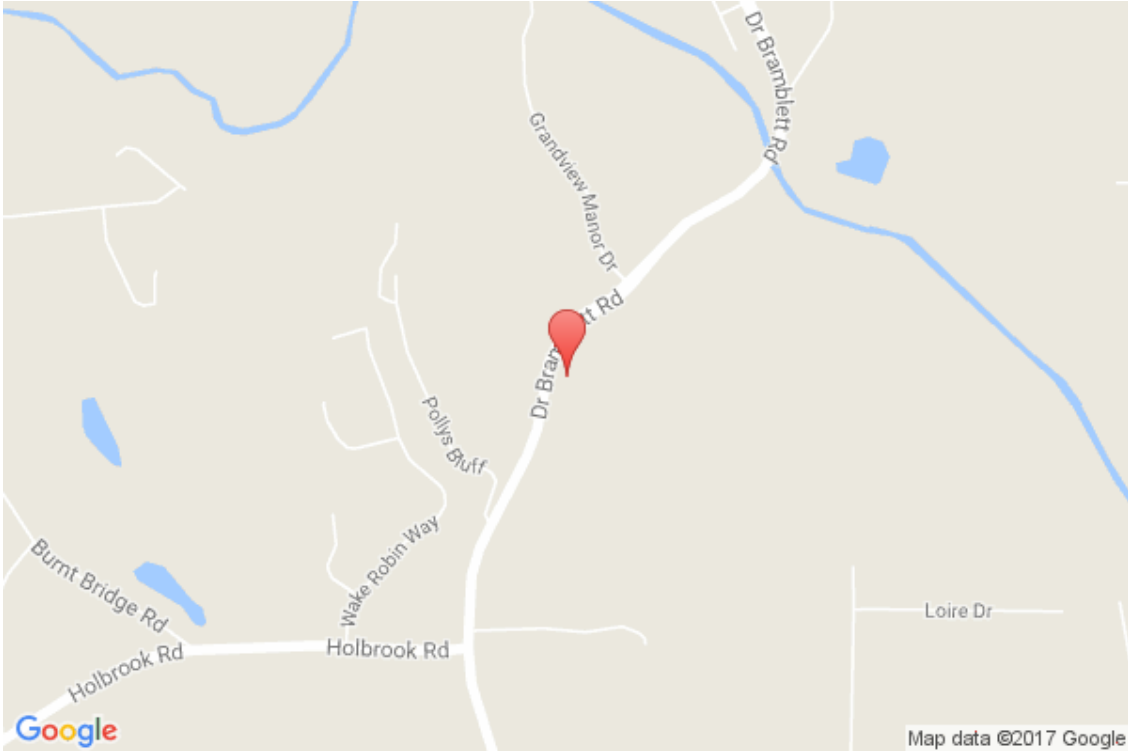
## **Preconstruction**

Main Phone (770) 531-5736  
Design (770) 531-5745  
Planning & Programming (770) 531-5748  
Right of Way (Local Government) (770) 531-5786  
Right of Way (770) 531-5784

## **Traffic Operations**

Main Phone (770) 531-5806  
Traffic Operations Manager (770) 531-5803 | (770) 531-5797  
Traffic Signal (770) 531-5784

# 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: 11/14/2017

BOC Final Decision (estimated): 12/21/2017

Update: At the 9/21/2017 BOC meeting, this application was remanded back to the Planning

Commissioner for a Public Hearing and reconsideration. The Planning Commission postponed until the work session and Planning Commission meeting on November 14, 2017.

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

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



## **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 - 9/26/2017

BOC Final Decision (estimated) - 11/16/2017

Update: PC Recommendation - Approval as RES2 with conditions.

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

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

[Click here to see PC Recommendation for ZA-3837](#)



## **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 - 10/24/2017

BOC Final Decision (estimated) - 11/16/2017

Update: PC Recommendation - Approval as RES2 with conditions.

[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 PC Recommendation 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 units 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 - NA

BOC Final Decision (estimated) - NA

Update: This application does not have staff support at this point. Staff stated in their report that although the proposal conforms to the Comprehensive Plan, Planning Staff is Non-Supportive Due to the configuration of open space and number of cul-de-sacs not meeting conservation design guidelines. The applicant is working with staff on these issues before they submit for board consideration. It will be after the first of the year before we see the results.

[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) - 11/16/2017

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 November 16, 2017 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 September 7, 2017, Board of Commissioners Regular Meeting.

The hearing on the CUP is scheduled for the November 16, 2017 Board of Commissioners meeting in conjunction with ZA3848.

[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 Dahlenega 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

Update: On 10/18/2017 the applicant has withdrawn without prejudice.

[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

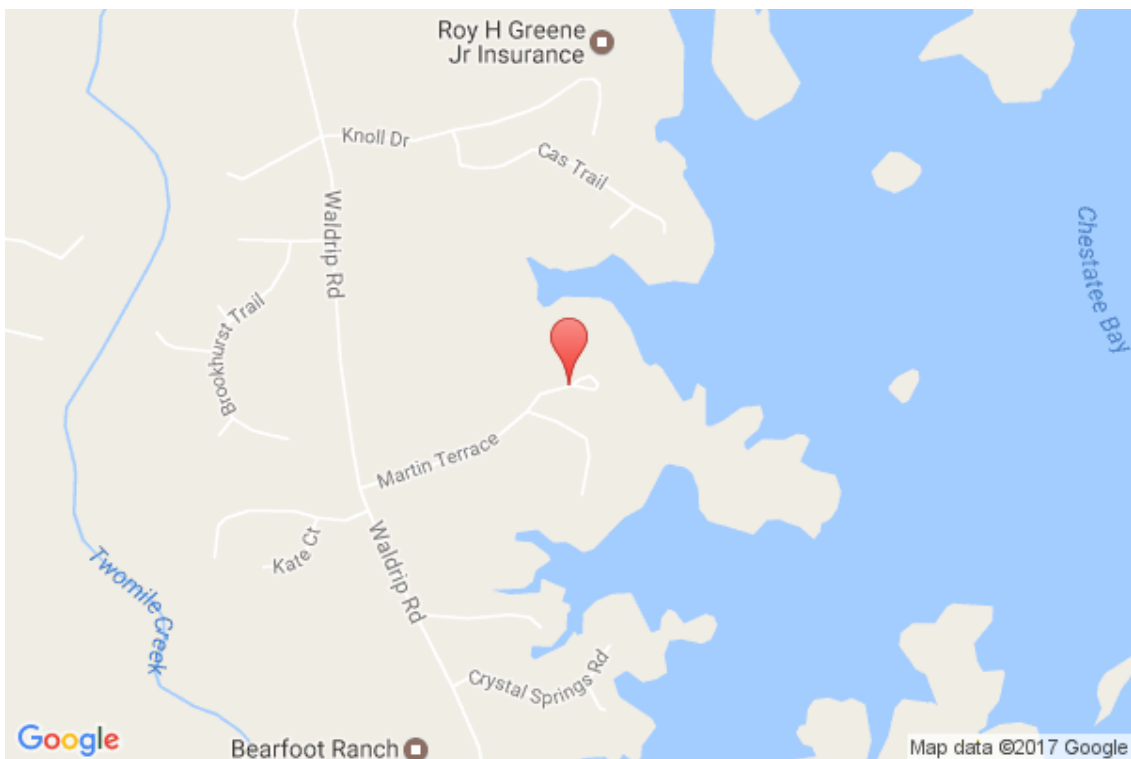
Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Update: Staff is supportive with lot and common area adjustments. Applicant has not submitted for board consideration. This will not be heard until after the first of the year.

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

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



## **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 - 9/26/2017

BOC Final Decision (estimated) - 10/19/2017

Update: This application was approved with conditions by the Board of Commissioners at their 10/19/2017 meeting.

[Click here to download the Staff Report for ZA-3860](#)

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

[Click here to download Planning Commission Recommendation](#)



## **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

Update: This application has not been submitted for board consideration. The applicant has listed the property "For Sale" at the request of the neighbors for a 4 month period. If the property does not sell in

that time frame they will move forward with the request as submitted. The board will not consider this until after the first of the year.

[Click here to download the Informal Staff Review and Recommendation for ZA-3866](#)

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



## **ZA-3867 - Garrett Spitzer**

This property is located at 9175 Freeland Road, Cumming, GA 30506.

Applicant is requesting to rezone from Single Family Residential Restricted District (R2R) to Agricultural District (A1) on 8.591 acres for a residential unit, a barn and a shed.



Date submitted: 8/4//2017

Zoning Review Meeting date: 9/6/2017

Proposal for Board Consideration - Submitted: 10/20/2017

Planning Commission for Public Hearing - 11/14/2017

BOC Final Decision (estimated) - 12/21/2017

Update: This application will be heard at the 11/14/2017 worksession and Planning Commission meeting.

[Click here to see Staff Report for ZA-3867](#)

[Click here to see Concept Plan for ZA-3867](#)



## **ZA-3871 - JW Chance Land Entitlement House**

This property is located immediately east of property known as 4560 Keith Bridge Road and immediately south of property known as 4620 Keith Bridge Road, Cumming, GA 30041.

Applicant is requesting to rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 3.86 acres for proposed stormwater management and access to adjoining properties.

Date submitted: 8/4/2017

Zoning Review Meeting date: 9/6/2017

Proposal for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - 10/24/2017

BOC Final Decision (estimated) - 11/16/2017

Update: This application was sent to the Board of Commissioners with a recommendation of approval by the Planning Commission. The BOC will make the final decision at their 11/16/2017 meeting.

[Click here to download the Updated Staff Review for ZA-3871](#)

[Click here to download the Concept Plan for ZA-3871](#)

[Click here to download PC Recommendation for ZA-3871](#)



## **ZA-3876 - Rocky Lane Cornelison**

This property is located at 9559 Old Preserve Trail, Ball Ground, GA 30107.

Applicant is requesting to rezone from Open Space Residential District (OSR) to Agricultural District (A1) on 58.99 acres for non-commercial farming operations.

Date submitted: 9/8/2017

Zoning Review Meeting date: 10/4/2017

Proposal for Board Consideration - Submitted: 10/20/2017

Planning Commission for Public Hearing - 11/14/2017

BOC Final Decision (estimated) - 12/21/2017

Update: This zoning will be heard at the 11/14/2017 worksession and BOC meeting.

[Click here to view Staff Report for ZA-3876.](#)

[Click here to view Concept Plan for ZA-3876.](#)

---

## Other Important News

Have a safe and happy holiday season!

The Forsyth County Comprehensive Plan has been adopted. [Click here for more information and details.](#)

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 Gary Cooper, Mandy Moyer, and Melissa Loggins.

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](mailto:mandymoyerd4@gmail.com), [garycooperd4@gmail.com](mailto:garycooperd4@gmail.com), or [melissa.logginsd4@gmail.com](mailto:melissa.logginsd4@gmail.com).

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

