

# 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:

3/20/2018 - Forsyth County Planning Commission Work Session

Suite 100

and

3/27/2018 - 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-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

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

Planning Commission for Public Hearing - 3/27/2018

BOC Final Decision (estimated) - 4/19/2018

Update: The Public Participation meeting was held on March 9, 2017, over a year ago. The applicant's deadline to submit for Board consideration, the 180 day work time, was met 2/21/2018. A new concept plan was submitted for review and resulted in Staff approval of the request. Please see the attached Staff report.

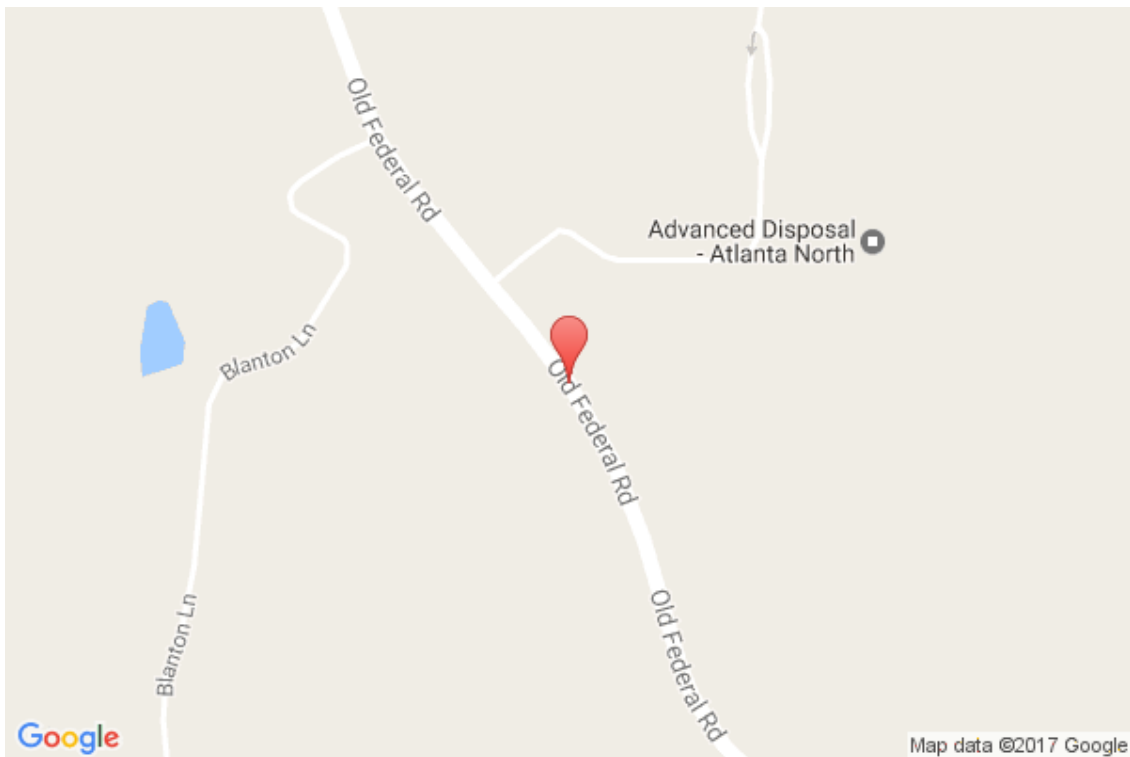
At the March 20, 2018, Planning Commission worksession, an applicant requested postponement to the April 24, 2018, Planning Commission meeting will be considered.

If you have any input you would like considered on the application; please contact [Bhammond@forsythco.com](mailto:Bhammond@forsythco.com) or [Garycooper4@gmail.com](mailto:Garycooper4@gmail.com).

[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 Updated 3/6/2018](#)



## **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

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

Planning Commission for Public Hearing - 4/25/2017

BOC Final Decision (estimated) - 3/1/2018

Update: BOC approved as an A1 with conditions at their March 6 work session.

[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-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

Application for Board Consideration - Submitted: 12/22/2017

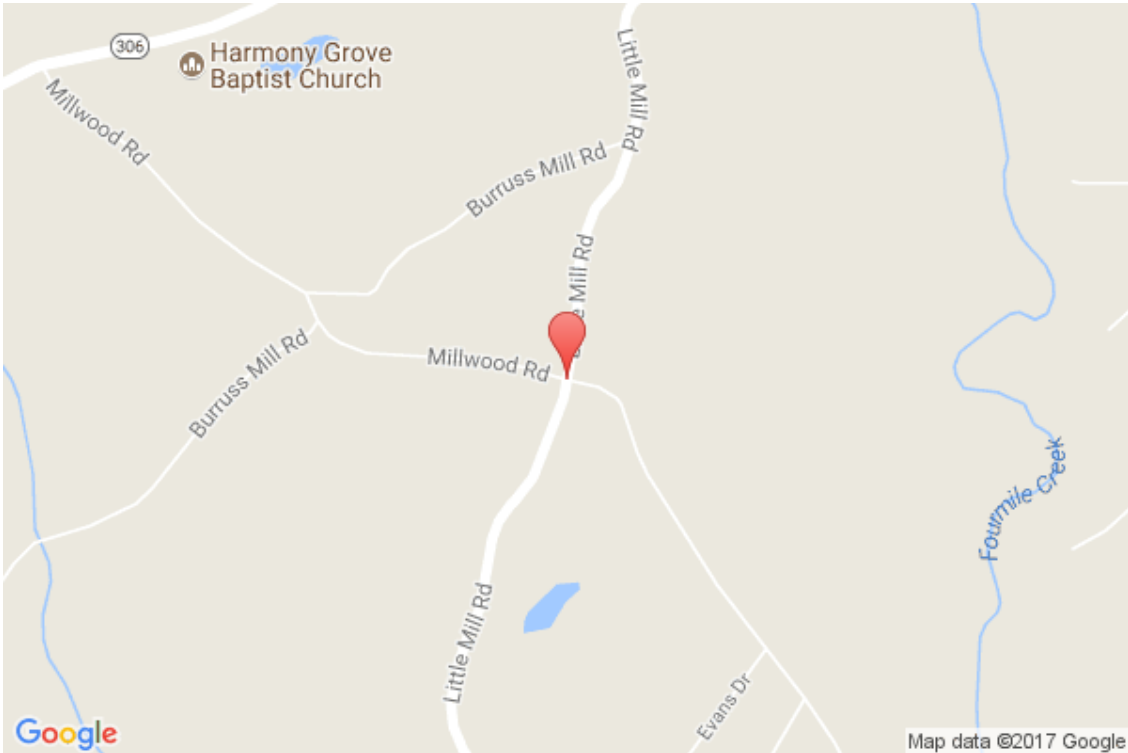
Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

Update: This zoning was approved as a Res 2 with conditions at the March 15, 2018, Board of Commissioners meeting.

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

[Click here to download the Concept Plan for ZA-3857; Revised 12/1/2017](#)



## **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

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - 3/27/2018

BOC Final Decision (estimated) - 4/19/2018

Update: On March 13, 2018, a follow-up meeting was held at the very comfortable Coal Mountain Park Community Building. Approximately 30 interested neighbors attended to discuss the applicant's changes since the Public Participation meeting held August 21, 2017.

Following the Public Participation meeting, the neighbors requested the applicant, attempt a sell as A-1 before any rezoning. The applicant reported that they did have a contract on a portion of the property, but they could not reach an agreement. After conversations with the applicant regarding the visual impact on neighbors, the applicant has agreed to take out 18 acres on Parcel 280-026, and the 26 lots. That leaves approximately 46 Acres on Parcel #280-016 to discuss.

A panel of neighbors will be working with the applicant to ensure that the area's concerns are addressed before the Planning Commission recommendation.

For those that were not able to attend the meeting and would like to express concerns you may do so by contacting the following neighbors who volunteered to meet with the applicant:

Leigh Clark – [Leighjason\\_2001@yahoo.com](mailto:Leighjason_2001@yahoo.com)

Julie Townley - [Townley4@gmail.com](mailto:Townley4@gmail.com)

Robert Dewling – [rdewling@bellsouth.net](mailto:rdewling@bellsouth.net)

Jeffery Phillips – [phillipsjp@comcast.net](mailto:phillipsjp@comcast.net)

I am also available at [bhammond@forsythco.com](mailto:bhammond@forsythco.com) and your Citizen Stakeholder Gary Cooper [Garycooper4@gmail.com](mailto:Garycooper4@gmail.com).

At the March 20, 2018 Planning Commission worksession an applicant requested postponement to the April 24, 2018, Planning Commission meeting will be considered.

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

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

[Click here to see Staff Report for ZA-3866](#)



## **ZA-3880 - CDG Properties, LLC**

This property is located west of Martin Road approximately 700 ft. northwest of the intersection with Georgia Highway 400. The property is also immediately south of property known as 4470 Martin Road, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) and Commercial Business District (CBD) to Commercial Business District (CBD) on 3.34 acres with a Conditional Use Permit (CUP) for a proposed 8,000 sq. ft. contractor's establishment with 14 parking spaces.

Date submitted: 11/3/2017

Zoning Review Meeting date: 12/6/2017

Application for Board Consideration - Submitted: 1/19/2018

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

Update: Approved as CBD with conditions at the 3/15/2018 BOC Meeting.



[Click Here to view Staff Review for ZA-3880](#)

[Click Here to view Concept Plan for ZA-3880](#)



## **ZA-3882 - Bobby Smith**

This property is located north of Martin Road approximately 1,400 ft. northwest of the intersection with Settingdown Road. The property is also located immediately south of property known as 3975 and 3955 Martin Road, Cumming, GA 30028.

Applicant is requesting to rezone from Agricultural District (A1) to Single Family Residential District (RES3) on 37.061 acres for 52 residential lots with a density of 1.41 units per acre.

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - 3/27/2018

BOC Final Decision (estimated) - 4/19/2018

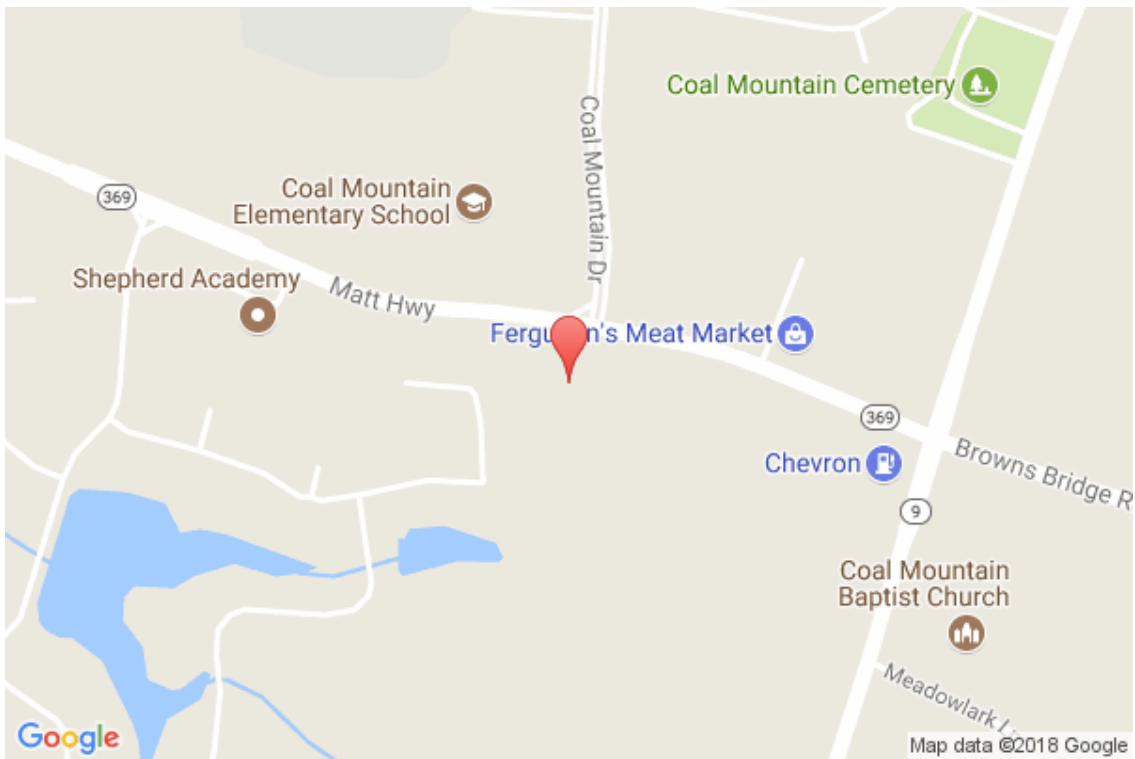
Update: The Public Participation meeting was held on February 8, 2018. Approximately ten neighbors attended. Concerns were with runoff, rear loaded driveways, and square footage of homes. Other concerns outside of the Public Participation meeting have been that some feel this should not be Residential but should be Commercial.

The Planning Commission will consider this application and these concerns at the March 20, 2018, work session and the March 27 Planning Commission meeting.

[Click here to view Informal Staff Review for ZA-3882](#)

[Click here to see Concept Plan for ZA-3882](#)

[Click here to see Staff Report for ZA-3882](#)



# **ZA-3883 - Strategic Management and Capital Advisors, LLC**

This property is located at 3435 Matt Highway, Cumming, GA 30040.

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 3.486 acres for proposed commercial buildings totaling 28,500 sq. ft. with 120 parking spaces.

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: 1/19/2018

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 4/19/2018

Update: The Board of Commissioners at their March 15, 2018 meeting voted to postpone this application until April 29, 2018, meeting.

[Click Here to view Informal Staff Review for ZA-3883 - Revised 2/12/2018](#)

[Click Here to view Concept Plan for ZA-3883](#)

[Click Here to view PC Recommendation for ZA-3883](#)



## ZA-3894 - D.R. Horton, Inc.

This property is located at 4715 and 4735 Settingdown Circle, Cumming, GA 30028. This property is also located west of Georgia Highway 400 approximately 1,900 ft. southwest of the intersection with Hampton Park Drive and 865 ft. north of the intersection with Settingdown Circle.

Applicant is requesting to rezone from Multi Family Residential District (RES6) and Commercial Business District (CBD) to Master Planned District (MPD) on 51.72 acres for 172 residential lots with a density of 3.33 units per acre and proposed commercial buildings totaling 45,000 sq. ft. with 156 parking spaces.

Date submitted: 2/2/2018

Zoning Review Meeting date: 3/7/2018

Application 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. **A Public Participation meeting will be held on March 20, 2018, at the Coal Mountain Park Community Building located at 3560 Settingdown Rd., Cumming, Ga. 30028.**

**[Click Here to view Informal Staff Review and Recommendation for ZA-3894](#)**

[Click here to view Concept Plan for ZA-3894](#)



## **CP-170015 - Race Trac Petroleum, Inc.**

This property is located at 4265, 4275 and 4295 Browns Bridge Road and 3345 and 3355 Keith Bridge Road, Cumming, GA 30041.

Applicant is requesting to operate a proposed 5,411 sq. ft. convenience store with gas pumps conducting around the clock business on 1.96 acres with 38 parking spaces currently zoned Commercial Business District (CBD).

Date submitted: 10/6/2017

Zoning Review Meeting date: 11/1/2017

Application for Board Consideration - Submitted: 12/22/2017

Planning Commission for Public Hearing - 1/30/2018

BOC Final Decision (estimated) - 2/15/2018

Update: Conditional use permit was approved at the 2/15/2018 Board of Commissioners meeting.

[Click Here to View Staff Report for CP-170015](#)

[Click Here to View Concept Plan for CP-170015 - Revised 12/22/2017](#)

[Click Here to View PC Recommendation for CP-170015](#)



## **CP-170017 - Brett Melanson and Plant It Earth Georgia, LLC**

This property is located at 5750 Georgia Highway 400, Suite C, Cumming, GA 30028.

Applicant is requesting to operate a 1,600 sq. ft. contractor's establishment in an existing office building suite on 3.13 acres with 3 parking spaces currently zoned Commercial Business District (CBD).

Date submitted: 12/8/2017

Zoning Review Meeting date: 1/3/2018

Application for Board Consideration - Submitted: 1/19/2017

Planning Commission for Public Hearing - 2/27/2018

BOC Final Decision (estimated) - 3/15/2018

Update: Conditional use permit was approved at the 3/15/2018 Board of Commissioners meeting.

[Click Here to View Staff Report for CP-170017](#)

[Click Here to View Concept Plan for PC-170017 Revised 1/19/2018](#)



## CP-180005 - E. Noel Rawson

This property is located at 7340 Saddle Creek Trail, Gainesville, GA 30506.

Applicant is requesting to build a 1,396 sq. ft. detached accessory apartment on 3.175 acres currently zoned Single Family Residential Restricted District (R1R).

Date submitted: 3/2/2018

Zoning Review Meeting date: 4/4/2018

Application for Board Consideration - Submitted: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

[Click Here to view Concept Plan for CP-180005](#)



## HP-180001 - Tecknacon, Inc.

This property is located at 8133 Stone Hill Road, Cumming, GA 30028.

Applicant is requesting to operate a business providing expert opinion on vehicle failure analysis with a non-resident employee performing bookkeeping services in 700 sq. ft. of an existing 5,516 sq. ft. home on 2.78 acres currently zoned Agricultural District (A1).

Date submitted: N/A

Zoning Review Meeting date: N/A

Application for Board Consideration - Submitted: 2/21/2018

Planning Commission for Public Hearing - 3/27/2018

BOC Final Decision (estimated) - N/A

Update: The Planning Commission will consider this Home Occupation Permit at the March 20, 2018, work session and March 27, 2018, Planning Commission meeting.

[Click Here to view Staff Report for HP-180001](#)



[Click Here to view Concept Plan for HP-180001](#)

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## Other Important News

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

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