

# 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:

10/17/2017 - Forsyth County Planning Commission Work Session

Suite 100

and

10/24/2017 - Forsyth County Planning Commission Public Hearing

Suite 220

These meetings are held at 6:30pm at

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: 10/24/2017

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

Update: At the 9/21/2017 BOC meeting, this application was remanded back to the Planning Commissioner for a Public Hearing and reconsideration at the October 24, 2017 meeting.

[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 Dahlonga 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: 7/21/2017

Planning Commission for Public Hearing: 8/29/2017

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

Update: At the September 21, 2017 Board of Commissioners meeting this application was approved with conditions as an MPD.

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

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

[Click here to see Planning Commission Recommendation for ZA-3821](#)

## **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) - 10/19/2017

Update: PC Recommendation - Approval as RES2 with Conditions. This application is scheduled to be considered by the Board of Commissioners at their October 19, 2017 meeting.

[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

[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 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

[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) - 10/19/2017

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 October 19, 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 October 19, 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 Dahlonga 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

[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: 7/21/2017

Planning Commission for Public Hearing - 8/29/2017

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

Update: At the September 21, 2017 BOC meeting this application was approved with conditions.

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

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

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

## **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: Planning Commission recommended approval as an A1 with conditions. To be heard at the October 19, 2017 BOC 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

[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: N/A

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - N/A

Update: A Public Participation Meeting was held on 10/4/2017. Submission of the report is due next week.

[Click here to see Informal 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: A Public Participation meeting was held on September 18, 2017. Planning Commissioner Hammond attended and spoke with the applicant. No others attended.

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

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

## **ZA-3868 - Forsyth County Board of Commissioners**

This property is located on the east side of Freedom Parkway approximately 1,810 feet south of the intersection with Keith Bridge Road.

Applicant is requesting to rezone 6.135 acres from CBD to M1 for a proposed office warehouse. The applicant also request a variance of 20 feet to eliminate buffer requirement along northern and southern boundaries (UDC, Table 14.2).

Date submitted: N/A

Zoning Review Meeting date: N/A

Proposal for Board Consideration - Submitted: 8/7/2017

Planning Commission for Public Hearing - N/A

BOC Final Decision (estimated) - 9/7/2017

[Click here to download the Staff Review 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: NA

Planning Commission for Public Hearing - NA

BOC Final Decision (estimated) - NA

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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, 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.