



Zoning Applications

ZA3952- Yousef Emtairah

This property is located west of Georgia Highway 400 approximately 850 ft. south of the intersection with Settingdown Circle. The property is also located immediately south of property known as 4750 Settingdown Circle, Cumming, GA 30028.

Project Summary

Applicant is requesting to rezone from Agricultural District (A1) to Commercial Business District (CBD) on 19.423 acres with a Conditional Use Permit (CUP) for contractor's establishments and wholesale trade establishments in commercial buildings totaling 102,400 sq. ft. with 145 parking spaces.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Applicant is requesting a variance to 1. Eliminate the required 5,000 ft. sewer distance requirement to facilitate the use of an on-site septic disposal system (UDC 18-5.18).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3952&ID=304760>

ZA3942- God's Olive Tree, Inc.

This property is located at 5230 Jot Em Down Road, Cumming, GA 30041

Project Summary

Applicant is requesting to rezone from Multi-Family Residential District (R3) to Agricultural District (A1) on 2.324 acres with a Conditional Use Permit (CUP) to operate a 12,811 sq. ft. place of worship in an existing building with 39 parking spaces.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3942&ID=299278>

ZA3937 - Forsyth County Board of Commissioners County-Initiated postponed to 9/5/19

This property is located on the north side of Smith Drive approximately 1,300 feet east of the intersection with Settingdown Road.

Project Summary

Applicant is requesting to rezone 233.70 acres from Multi-Family Residential District (RES6) +/- 1000 apartments to Restricted Industrial District (M1), Heavy Industrial District (M2) and/or Mining Operations District (MINE).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3937&ID=297607>

ZA3894 - D.R. Horton, Inc. Originally zoned RES6 in 2005 on 36.88 acres for 221 condos/townhomes.

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.

Project Summary

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 commercial buildings totaling 27,000 sq. ft. with 108 parking spaces.

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Applicant is requesting a variance to 1. Reduce the minimum required open space from 32 percent to 18 percent (UDC Table 20B.1).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=ZA3894&ID=280911>

Conditional Use Permits

CP190022 – Andrew and Heather Gauthier

This property is located at 5015 Heardmont Trace Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to build an 824 sq. ft. detached accessory apartment on 1.143 acres currently zoned Single Family Residential Restricted District (R1R).

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Applicant is requesting a variance to 1. Reduce the side setback along the northern property boundary from 15 ft. to 1 ft. (UDC Table 11.2(a)).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP190022&ID=300726>

CP180037 – RaceTrac Petroleum, Inc.

This property is located southwest of Browns Bridge Road at the intersection with Bridgetowne Drive. The property is also located immediately southeast of property known as 3560 Browns Bridge Road, Cumming, GA 30028.

Project Summary

Applicant is requesting to build a 5,411 sq. ft. convenience store with gas pumps with 34 parking spaces allowing around the clock operation on 3.405 acres currently zoned Planned Unit Development District (PUD).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=CP180037&ID=294478>

Sketch Plats

SP190005 – Georgia Stone Product,s LLC

This property is located at 4870 Leland Drive, Cumming, GA 30041.

Project Summary

Applicant is requesting to expand an existing extraction industry and build a cement plant (ready-mix concrete) and a 1,260 sq. ft. office and to operate an existing 2,000 sq. ft. office with a 528 sq. ft. storage shed with 17 parking spaces on 107.814 acres on property currently zoned Heavy Industrial District (M2).

Concurrent Variance or Conditional Use Permit (CUP) Request(s)

Applicant is requesting a variance to 1. Reduce the zoning setback along the northern property boundary from 90 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the zoning buffer along the northern property boundary from 75 ft. to 0 ft. (UDC Table 14.2).

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=SP190005&ID=302532>

Zoning Condition Amendments

AZ190019 – Nasser Al-Anssi

This property is located at 4320 Georgia Hwy 400, Cumming, GA 30028.

Project Summary

Applicant is requesting to delete condition #6. This application is to amend conditions previously approved for ZA2511.

Additional information found at the following eStatus link:

<https://estatus.forsythco.com/Application.aspx?App=AZ190019&ID=304507>

Important Dates to Remember

- September 5** Board of Commissioners' Meeting at 5 p.m.
- September 10** Dealing with Stress for Mental Wellness and Suicide Prevention Summit at 6:30 p.m. at the Forsyth Conference Center
- September 19** Board of Commissioners' Meeting at 5 p.m.
- September 24** Planning Commission Public Hearings at 6:30 p.m.
- October 29** Every Step Counts in Wellness Drug Summit at 6:30 p.m. at the Forsyth Conference Center
- November 11** Veteran's Day Celebration and Memorial Unveiling Ceremony at 11 a.m. on the Forsyth County Courthouse steps
- November 12** Mini Drug Summit with Clergy and Church Leadership at 6:30 p.m. at Harmony Grove Baptist Church. In attendance will be Superior Court Judge Jeffrey Bagley, Commissioner Cindy Mills, and Sheriff Ron Freeman.