

07/15/18

JW Chance Land Entitlement House

Appeal to BOC

NOTICE OF PUBLIC HEARINGS

The Forsyth County Board of Commissioners will hold a Public Hearing for the below applications on Thursday, August 2, 2018.

If you wish to speak at the public hearing before the Board of Commissioners you will be required to provide your name and address to staff prior to speaking. The public hearing is held in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia.

Applications are available for public review on the Internet at <http://estatus.forsythco.com> or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday, 8:30 a.m. to 5:00 p.m. If you have any questions please visit the county's Web site at www.forsythco.com or contact staff at 770.781.2115.

The physical locations provided with respect to specific applications listed below are provided for general locational purposes only and are believed to be accurate, but are not guaranteed. A more detailed depiction of the specific property subject to the land use action may be obtained by referencing the GIS property viewer on the Forsyth County website at www.forsythco.com. Further information is also available by cross referencing the specific land use case number in the legal ad with the County's eStatus on line database.

AV180001

JW Chance Land Entitlement House has requested a public hearing to appeal the Zoning Board of Appeal's decision on application VA180012.

The property is located at 4620 Keith Bridge Road, Cumming, GA 30041 and is currently zoned M1 (Restricted Industrial District). The Board of Commissioners will hold the public hearing on Thursday, August 2, 2018 at 5:00 p.m. in the Forsyth County Administration Building, Commissioners Meeting Room (#220), Second Floor, Cumming, Georgia.



PUBLIC HEARING

AV180001

DATE: 08-02-18 TIME: 5:00pm

(VA180012)

APPEAL TO BOEPPN

☐ ACRES ☐ # OF LOTS / UNITS ☐ NON-RES SQ FT
LOCATION: FORSYTH COUNTY ADMINISTRATION BUILDING, ROOM 220
770-781-2115 www.forsythco.com

PUBLIC HEARING

AV180001

DATE:

08-02-18

TIME:

5:00pm

(VA180012)

APPEAL TO BOC

ACRES

OF LOTS / UNITS

NON-RES SQ FT

ADMINISTRATION BUILDING ROOM 220



Public Notice Sign Affidavit

--	--

This transmittal shall be used to submit all sign affidavits for all applications that require the posting of either an orange public participation sign or a yellow public hearing sign. Those applications include: rezonings (ZA), conditional use permits (CP), home occupation permits (HP), sketch plats (SP), variances (VA), appeals of administrative decisions (AP), appeals of zoning board of appeals decisions (AV), and zoning condition amendments (AZ).

A. Orange Public Participation Signs:

The Unified Development Code (UDC) of Forsyth County requires the landowner, applicant, or authorized representative to place an orange public participation sign(s) on the subject property. In order to insure that the correct information is included on the public participation sign, the Planning & Community Development Department will prepare the sign(s) and present it to the applicant at the Zoning Review Meeting. It is the applicant's responsibility to place the sign(s) on the subject property at least ten (10) days prior to the date of the public participation meeting and to maintain the sign(s), where the term "maintain" means that any and all meetings and/or application changes shall be updated on the sign. A signed affidavit with a dated photo of the sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning & Community Development Department within two (2) business days after the Zoning Review Meeting. Failure to submit the affidavit shall result in the Board Consideration submittal being incomplete until all posting requirements are met.

B. Yellow Public Hearing Signs:

See A as noted below.

A. Yellow Public Hearing Signs:

The Unified Development Code (UDC) of Forsyth County requires the landowner, applicant, or authorized representative to place the yellow public hearing sign(s) on the subject property at least twenty-one (21), but not more than forty-five (45) days prior to the public hearing. In order to insure that the correct information is included on the public hearing sign, the Planning & Community Development Department will prepare the sign(s) and present it to the applicant once county staff has determined that all other submittal requirements are verified complete. It is the applicant's responsibility to place the sign(s) on the subject property and to maintain the sign(s) through the public hearing date. The term "maintain" means that the sign shall remain standing, be readable, and be updated regarding any changes to the date of the public hearing. A signed affidavit with a dated photo of the sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning & Community Development Department by the deadline as communicated by staff. Failure to submit the affidavit shall result in the public hearing being postponed until all posting requirements are complete. The applicant shall be responsible for removal of all public notice signs, which is to occur no later than three (3) days after the final motion or date of withdrawal. Failure to do so will result in a fine of one hundred dollars (\$100) per day until the sign(s) are removed.

Application #	AV180001	Number of Signs Posted:	1
		Date Signs were Posted:	6-12-2018

The undersigned has personally appeared before me, a Notary Public, and states upon oath that he/she understands the above requirements and has posted each of the required public notification signs in compliance with the requirements set forth in the Unified Development Code (UDC).

Printed Name of Applicant: JW CHANCE LAND ENTITLEMENT HOUSE Date: 6/15/18

Signature of Applicant: [Signature] Date: 6/15/18

Signature of Notary: [Signature] Date: 6/15/18



Sign #

1

Location of Sign:

Right of way of Keith Bridge Rd on Parcel #268-002

***Pics sent via email**

Attach Photo # 1 Here

Attach Photo # 2 Here

PUBLIC HEARING

AV180001

DATE: 07-05-18 TIME: 5:00pm
(VA180012)

APPEAL TO BOC

ACRES # OF LOTS / UNITS NON-RES SQ FT
LOCATION: FORSYTH COUNTY ADMINISTRATION BUILDING, ROOM 202
770-781-2115 www.forsythco.org

06/12/2018

PUBLIC HEARING

AV180001

DATE: 07-05-18 TIME: 5:00pm
(VA180012)

APPEAL TO BOC

ACRES # OF LOTS / UNITS NON-RES SQ FT
LOCATION: FORSYTH COUNTY ADMINISTRATION BUILDING, ROOM 220
770-791-2115 www.forsythco.com

06/12/2018

Forsyth County News

AV1800C /

06/20/18

JW Chance Land Entitlement House

Appeal to BOC

AV180001
JW Chance Land Entitlement House has requested a public hearing to appeal the Zoning Board of Appeal's decision on application VA180012. The property is located at 4620 Keith Bridge Road, Cumming, GA 30041 and is currently zoned M1 (Restricted Industrial District). The Board of Commissioners will hold the public hearing on Thursday, July 5, 2018 at 5:00 p.m. in the Forsyth County Administration Building, Commissioners Meeting Room (#220), Second Floor, Cumming, Georgia.
Legal Ad Run Date: Wednesday, June 20, 2018
36956, 6/20



Forsyth County Board of Commissioners

AGENDA REQUEST

Department/Office: Planning Submitted by: Tom Brown
Date Submitted: 06/25/2018 Department/Office Contact: Tom Brown
Meeting Date: 07/05/2018 Phone Number: x2761

Order of Business (Please check the appropriate box below)

☐ Announcements ☐ Old Business ☒ Public Hearing ☐ Administrative Hearing
☐ Consent Agenda ☐ New Business ☐ Work Session

Is this item time sensitive? Yes ☐ No ☒ If yes, what is the deadline date? _____

Subject Description (Will be stated on Agenda as specified in space below)

Public hearing regarding an appeal of the ZBA's decision on VA180012 (Greenleaf Materials & Supply LLC) for JW Chance Land Entitlement House. This variance request was denied by the Zoning Board of Appeals on April 3, 2018.
AV180001 District 4

Recommended Action

Attachments

Letter to applicant, adjoining property owners, legal ad

Budgetary Information (To be completed by requesting department)

Are funds approved within the current budget? Yes ☐ No ☐ N/A ☒

Is funding available? Yes ☐ No ☐ N/A ☒

Amount Requested: _____ Budgeted Amount Available: _____

Account Number to be Charged: _____

Finance Department Review/Comments :

Reviewed by: _____

Comments: _____

Procurement Department Review/Comments :

Reviewed by: _____

Comments: _____

Legal Review

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been approved by the County Attorney?

Yes ☐ No ☐ Reviewed by: _____
Explain: _____

Department Director/Elected Official Approval

Administration Staff Authorization

County Manager: _____ Work Session Date: _____

Comments: _____

Board Action (For Administration Use Only):

Approved: _____ Denied: _____ Postponed: _____ Tabled: _____ Other: _____



Forsyth County Department of Planning & Community Development

CINDY K. MCBRAYER, Executive Assistant

June 12, 2018

To: Whom It May Concern:

RE: Appeal to Board of Commissioners
VA180012 (AV180001)

This letter is to serve as Official Notice that JW Chance Land Entitlement House has filed an appeal for review of the Zoning Board of Appeals decision on the above referenced application. The Board of Commissioners has considered the appeal and granted a hearing for the appeal.

A Public Hearing will be held on **Thursday, July 5, 2018 at 5:00 p.m. in the Commissioner's Meeting Room** at the Forsyth County Administration Building, located at 110 E. Main Street, Suite 220, Cumming, GA 30040.

If you have any questions, feel free to call # 770-886-2824.

Sincerely,

Cindy K. McBrayer
Executive Assistant

BENNETT DANNY M &
REID DANNY L
5665 ATLANTA HWY STE 103-205
ALPHARETTA, GA 30004
268 002 : 268 002

SAMMY'S RENTALS LLC
4540 KEITH BRIDGE RD
CUMMING, GA 30041
254 011 : 268 002

BENNETT IRREVOCABLE TRUST
WHEELER KRISTY A TRUSTEE
5190 BURMA RD
CUMMING, GA 30041
268 001 : 268 002

AMERICAN PROTEINS INC

4705 LELAND DR
CUMMING, GA 30041
267 016 : 268 002

AMERICAN PROTEINS INC

4705 LELAND DR
CUMMING, GA 30041
254 008 : 268 002

HENDRIX HOLDINGS LLC

5665 ATLANTA HWY STE 103-205
ALPHARETTA, GA 30004
268 084 : 268 002



Forsyth County Department of Planning & Community Development

Posting of Public Hearing Sign(s)

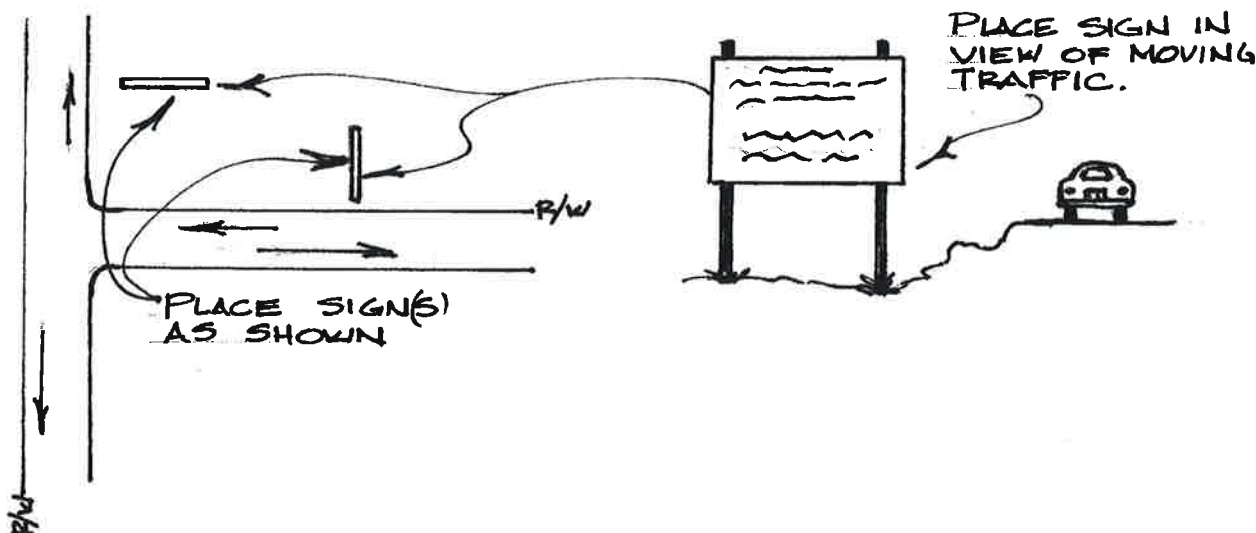
The Forsyth County Unified Development Code requires the landowner or applicant for a rezoning, conditional use, sketch plat, amendment of zoning condition, home occupation, administrative appeal, appeal of a variance decision or variance application to place the public notice sign in a conspicuous location on the property.

Where the property borders a public road, the sign shall be placed so that passersby may see the sign from both directions along the road. If the property does not border a public road, the sign shall be placed on the right-of-way of the public road nearest the property as well as on the property itself.

Please ensure that the sign stakes are attached to the edges of the sign so that that stakes do not cover any writing on the sign.

IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT THE SIGN IS POSTED CORRECTLY AND MAINTAINED THROUGH THE PUBLIC HEARING DATE.

The public hearing sign(s) for application # AV180001 – JW Chance Land Entitlement House must be posted by 06/14/18 . This application will be required to post 1 sign(s).



Removal of the Sign(s)

The applicant shall be responsible for the removal of all public notice sign(s). Failure to do so will result in a fine of one hundred dollars (\$100) per day until the sign(s) are removed. Calculation of the fine shall begin three (3) days after the motion to act on the application or the date the application is withdrawn (UDC Section 8-3.3 (C) (4)).

Date Printed:Jun 11, 2018



FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

**110 E. Main Street, Suite 100
Cumming, GA 30040
<http://www.forsythco.com>
(770) 781-2115**

6/11/2018

JW Chance Land Entitlement House
1840 Briarwood Trail
Cumming, GA 30041

RE: Certificate of Completeness for Application # **AV180001**

Dear Applicant,

Please be advised that you have successfully submitted an Application for Board Consideration. Your appeals of Zoning Board of Appeals (ZBA) decision application has been assigned the following application number: **AV180001**. This request is to appeal the VA180012 Zoning Board of Appeals decision.

A public hearing for this application has been scheduled in front of the Board of Commissioners on **Thursday, July 5, 2018 at 5:00 p.m. in the Commissioner's Meeting Room** at the Forsyth County Administration Building, located at 110 E. Main Street, Suite 220, Cumming GA. 30040.

If you have any questions, please contact the Department of Planning & Community Development at (770) 886-2824.

Sincerely,

Cindy K. McBrayer
Executive Assistant

Cc: Greenleaf Materials & Supply LLC



FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

110 E. Main Street, Suite 100
Cumming, GA 30040
<http://www.forsythco.com>
(770) 781-2115

TRANSACTION RECEIPT

DATE	NAME & ADDRESS	REFERENCE NUMBER	RECEIVED BY	RECEIPT NUMBER	AMOUNT
06/11/2018	JW CHANCE LAND ENTITLEMENT HOUSE	Check: VISA AV180001	lamoore	BP-00233616	\$350.00

TOTAL RECEIVED: \$350.00



Forsyth County Board of Commissioners

AGENDA REQUEST

Department/Office: Planning Submitted by: Tom Brown
Date Submitted: 04/23/2018 Department/Office Contact: Tom Brown
Meeting Date: 05/03/2018 Phone Number: x2761

Order of Business

(Please check the appropriate box below)

- ☐ Announcements ☐ Old Business ☐ Public Hearing ☐ Administrative Hearing
☐ Consent Agenda ☒ New Business ☐ Work Session

Is this item time sensitive? Yes ☐ No ☒ If yes, what is the deadline date? _____

Subject Description (Will be stated on Agenda as specified in space below)

Discussion regarding an appeal of the ZBA's decision on VA180012 (Greenleaf Materials & Supply LLC) for JW Chance
Land Entitlement House. This variance request was denied by the Zoning Board of Appeals on April 3, 2018.
District 4 AV180001

Recommended Action

Attachments

Application

Budgetary Information (To be completed by requesting department)

Are funds approved within the current budget? Yes ☐ No ☐ N/A ☒

Is funding available? Yes ☐ No ☐ N/A ☒

Amount Requested: _____ Budgeted Amount Available: _____

Account Number to be Charged: _____

Finance Department Review/Comments :

Reviewed by: _____

Comments: _____

Procurement Department Review/Comments :

Reviewed by: _____

Comments: _____

Legal Review

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been approved by the County Attorney?

Yes ☐ No ☐ Reviewed by: _____

Explain: _____

Department Director/Elected Official Approval

Administration Staff Authorization

County Manager: _____ Work Session Date: _____

Comments: _____

Board Action (For Administration Use Only):

Approved: _____ Denied: _____ Postponed: _____ Tabled: _____ Other: _____