



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040  
770-781-4100 | [www.mhtlegal.com](http://www.mhtlegal.com)

Lauren C. Giles  
[lgiles@mhtlegal.com](mailto:lgiles@mhtlegal.com)

October 5, 2018

Re: MKW Capital, LLC – ZA3862

Dear Neighbors:

Our firm is representing MKW Capital, LLC (the “Applicant”) in its effort to rezone approximately 104.31 acres from Agricultural District (A1), Single Family Community Residential District (CR1) and Single Family Residential Restricted District (R2R) to Single Family Residential District (RES2) Conservation for the purpose of developing a single family residential conservation subdivision.

The Applicant is also requesting the following variances:

1. UDC § 11-3.3 [and by reference Table 11.2(b)] & UDC § 19-3.3(G)(1) - a variance to reduce the exterior buffer from 25 feet to 10 feet.
2. UDC § 11-3.3 [and by reference Table 11.2(b)] & UDC § 19-4.1(G) – a variance to reduce the front setback from 15 feet to 10 feet.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project. Additional information about this application may be obtained at <http://estatus.forsythco.com>.

A public participation meeting will be held on October 17, 2018 at 6:30 PM at the Midway Park Community Room located at 5100 Post Road, Cumming, GA 30040. This meeting is **not** the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions and voice concerns regarding this application.

The Applicant is committed to keeping the public informed during the approval process. If you have any questions, comments or concerns, please contact our office.

Sincerely,

Lauren Giles  
enclosure

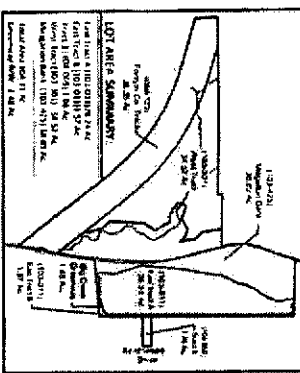


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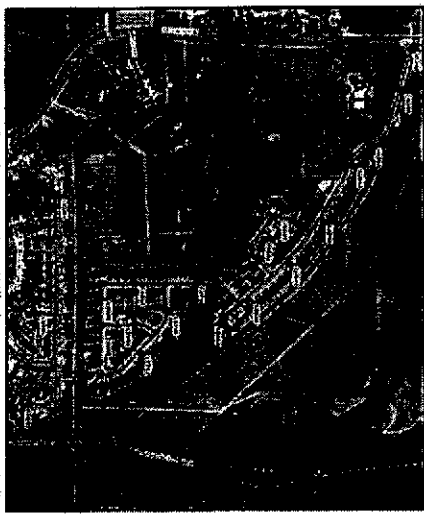
Existing Zoning District CR1, A1 & R2R  
Proposed Zoning District Re2 Conservation  
Requested Zoning  
Re2 Conservation Development Standards

[illegible][illegible]

## Major Utility Access Note

[illegible]

**2. RESIDENCE MATERIAL:**  
a. Provide two references who are presently residing in the same household as the subject.  
b. Verify the subject's current address by telephone.  
c. Verify the subject's date of birth by telephone.  
d. Verify the subject's date of entry into the United States by telephone.  
e. Verify the subject's date of departure from the United States by telephone.  
f. Verify the subject's date of re-entry into the United States by telephone.  
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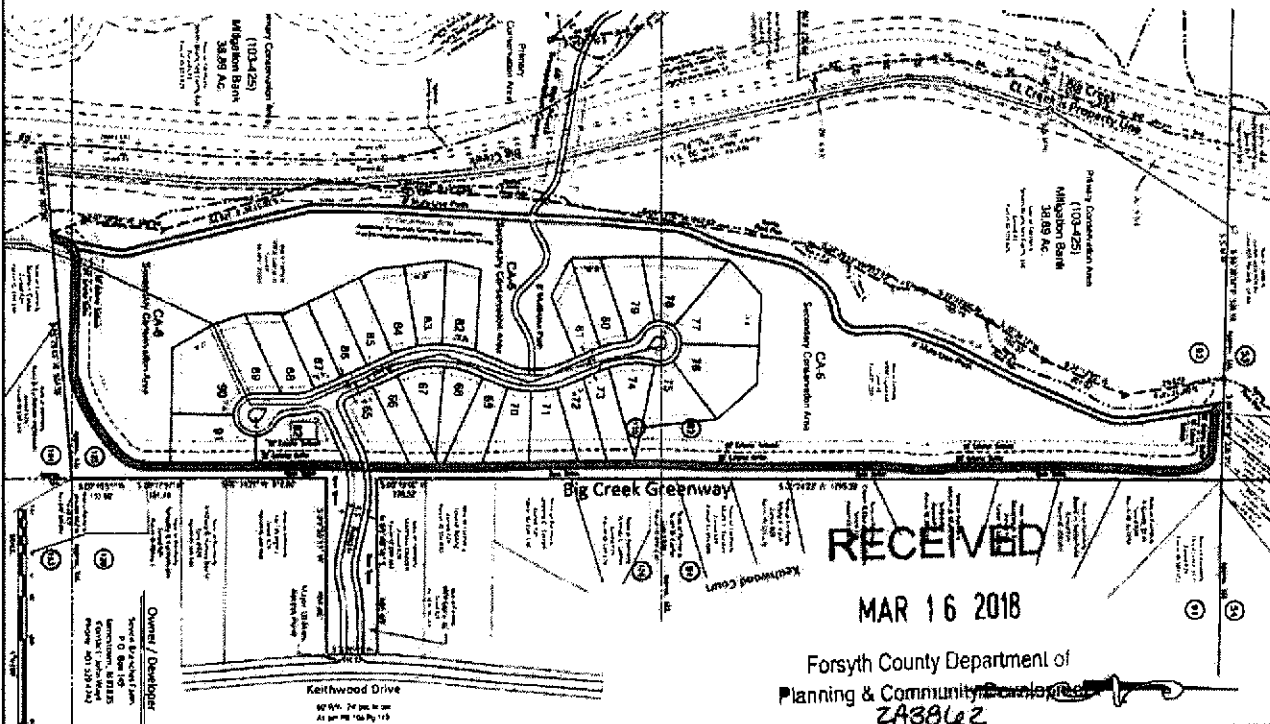
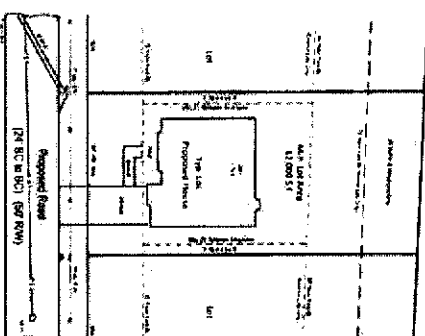
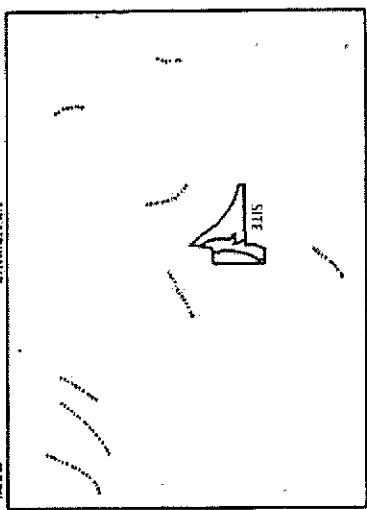
City of Cuyahoga Sewer Utility Map  
Duffell Sanitary Sewer Design Note

**Existing Tree Canopy Note**

**Stormwater Note**

The following table and notes are intended to provide information to the design engineer. The design engineer is responsible for determining the appropriate design parameters for the project. The design engineer should consult with the local health department and the local water utility for specific information regarding the design parameters for the project. The design engineer should also consult with the local health department and the local water utility for specific information regarding the design parameters for the project.

**STEWART AND WELLS'S HOME:**  
A 2001 photograph shows that the red roof is not damaged from the earthquake. In fact, the roof is in better shape than it was before the quake. The 1994 photo shows the roof in poor shape, with missing tiles and a damaged chimney.



MAR 16 2018

Forsyth County Department of  
Planning & Community Development  
243862

**Civil Engineering, Land Surveying,  
Stream and Wetland Restoration**

118 North Main Street, Suite B, Escondido, CA 92029  
Phone: 775-442-0600 [www.civilengineering361.com](http://www.civilengineering361.com)



MKW Capital, LLC





## Public Notice Sign Affidavit

Application #	FOR STAFF USE ONLY Received By: <i>La</i>	DATE/TIMESTAMP OCT 5 2018 6:03
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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).

### POSTING REQUIREMENTS FOR ZA, CP, HP, & SP APPLICATIONS:

#### 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.

### POSTING REQUIREMENTS VA, AP, AV, & AZ APPLICATIONS:

#### 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 #	<u>ZA 3862</u>	Number of Signs Posted:	<u>3</u>
		Date Signs were Posted:	<u>10/5/18</u>

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:	<u>MKW Capital, LLC</u>	Date:	<u>10/5/18</u>
Signature of Applicant:	<i>[Signature]</i>	Date:	<u>10/5/18</u>
Signature of Notary:	<i>[Signature]</i>	Date:	<u>10/5/18</u>





### PUBLIC PARTICIPATION

- Application #: ZA3862
- Applicant Name: MKW CAPITAL, LLC
- Contact #: 770-781-4100
- Description of Request: REQUEST FOR AN A/CU AND PCH TO RELOCATE CONSPIRATION WITH VARIANCES

### PUBLIC PARTICIPATION MEETING

- Date: 10-11-18
  - Time: 6:30pm
  - Location: Midway Park Community Room  
5100 Post Rd, Cumming, GA 30041
- For further information:  
please contact the applicant or  
visit the Forsyth County website at  
<http://www.forsythga.com>



Oct 5, 2018 9:11:46 AM



## PUBLIC PARTICIPATION

MKW CAPITAL LLC

- Contact #: 710-181-4100

## PUBLIC PARTICIPATION MEETING

- Date: 10-17-18
- Time: 6:30pm
- Location: Miami Park Community Center

- \*Location: Midway Park Community P...

• Location: Highway 107, Community Park  
State Forest Rd, Community Park, 2000

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Oct 5, 2018 9:12:01 AM





### PUBLIC PARTICIPATION

- Application #: *2018-02*
- Applicant Name: **MPW CAPITAL, LLC**
- Contact #: *712-181-1100*
- Description of Request:  
RECONSTRUCTION OF AL CR 400-1000 TO  
RDS2 (CONSTRUCTION WITH VARIATION)

### PUBLIC PARTICIPATION MEETING

- Date: *10-17-18*
  - Time: *6:30pm*
  - Location: *Midway Park Community Room*  
*5100 Post Rd, Cumming, GA 30040*
- For more information, please contact the applicant or call the Forsyth County website at <http://www.forsythga.gov>

Oct 5, 2018 9:32:29 AM









**PUBLIC PARTICIPATION**

- Application #: ZA3862
- Applicant Name:  
**MKW CAPITAL, LLC**
- Contact #: TID 81-4100
- Description of Request:  
RELOCATING FROM ALONG AND RTR TO  
R332 DESIGNATION WITH IMPROVEMENTS

**PUBLIC PARTICIPATION MEETING**

- Date: 10-19-18
- Time: 6:30 PM
- Location: Midway Park Community Room  
5100 Port St. Crossing, GA 30040



For further information,  
please contact the applicant or  
visit the Forsyth County website at  
<http://www.forsythga.com>

Oct 5, 2018 9:05:44 AM



## PUBLIC PARTICIPATION

- Application #: **ZA3862**
- Applicant Name:  
**MKW CAPITAL, LLC**
- Contact #: **770-781-4100**
- Description of Request:  
**PLEASE FILL IN FROM A1034 AND F216 TO  
PLEASE CONSIDERATION YOUR VARIANCES**

## PUBLIC PARTICIPATION MEETING

- Date: **10-17-18**
- Time: **6:30pm**
- Location: **Midway Park Community Room  
@ 5100 Post Rd, Cumming, GA 30040**



For further information,  
please contact the applicant or  
visit the Forsyth County website at  
<http://www.forsythco.com>

Oct 5, 2018 9:05:33 AM