



Forsyth County Department of Planning & Community Development

LESLIE SILAS, Zoning Administrator

March 12, 2020

Spencer and Hannah Duncan
8280 Jot Em Down Road
Gainesville, GA 30506

RE: ZA3955
Tax Map: 292 Parcel Number(s): 010
Acres: 2.316

To Whom It May Concern:

This is to confirm that at their regular meeting on February 20, 2020 the Forsyth County Board of Commissioners approved the request to rezone from Open Space Residential District (OSR) to Agricultural District (A1) with the following variance and conditions:

Variance:

1. Reduce the front setback along the eastern property boundary adjacent to the existing structure only from 50 ft. to 17 ft. (UDC Table 15.2).

Conditions:

1. Development shall be substantially in accordance with the site plan on file in the Department.
2. Owner/ Developer shall dedicate right of way 50 feet from the centerline of Jot-Em-Down Road as part of site development or Certificate of Occupancy or when required for road improvement project as determined by Department of Engineering.

Please be advised that if a complete application for a land disturbance permit is not submitted within eighteen (18) months of the date of zoning approval referenced in this letter, the property *may* be placed on a Board of Commissioners agenda for consideration of a county-initiated rezoning to a constitutional zoning designation for the property pursuant to the Forsyth County Unified Development Code (UDC) § 8-5.5(l).

Furthermore, if a complete application for a land disturbance permit is not submitted, **and** a permit is not issued within eighteen (18) months of the date of zoning approval referenced in this letter, all future development *will* be required to comply with the latest version of the Unified Development Code in effect at the time of submittal of all future applications for a land disturbance permit, pursuant to UDC § 8-3.4(F).

Please be advised that subsequent amendments to the UDC following this zoning approval *may* include modifications to permitted uses and development standards within some or all zoning categories. It is possible in certain instances that these amendments may substantially affect the development and use of the property as originally approved through the zoning process. Additional applications and public hearings may be necessary in some cases.

Please contact the Planning & Community Development Department directly with questions or for more information.

Sincerely,



Leslie Silas
Zoning Administrator