

NOTICE OF PUBLIC HEARINGS

The Forsyth County Planning Commission is the designated body to hold public hearings for amendments to the unified development code (UDC), amendments to the official zoning map, applications for conditional use permits, home occupation permits, and applications for variances on property considered simultaneously for rezoning. The Planning Commission will hold a public hearing for the applications below on **Tuesday, January 28, 2020 at 6:30 p.m.**

The Planning Commission's recommendation shall be in the form of a motion for approval, approval with conditions or denial. The Board of County Commissioners shall review the Planning Commission recommendation, the staff report and any application materials to approve or deny the request. The Board of Commissioners will take up the matter for a possible final decision at its regular meeting on Thursday, February 20, 2020 at 5:00 p.m.

If you wish to speak at the public hearing before the Planning Commission 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 and 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.

ZA3955

Spencer and Hannah Duncan submitted a request to the proper authorities asking that the Unified Development Code of Forsyth County, Georgia and the accompanying zoning maps be amended to rezone from Open Space Residential District (OSR) to Agricultural District (A1) with a variance to 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).

The property is located at 8280 Jot Em Down Road, Gainesville, GA 30506. The Planning Commission's Public Hearing will be held on **Tuesday, January 28, 2020 at 6:30 p.m.** in the Forsyth County Administration Building, Commissioners Meeting Room (#220), Second Floor, Cumming, Georgia.

Legal Ad Run Date: Wednesday, January 8, 2020

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