

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, February 25, 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, March 19, 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.

ZA3962

Lazaros Papadopoulos and Lee Economy 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 Commercial Business District (CBD) to Highway Business District (HB) with a Conditional Use Permit (CUP) for a major automobile services establishment and a vehicle sales dealership with a variance to 1. Reduce the front setback adjacent to the existing structure only from 40 ft. to 6.5 ft. (UDC Table 12.2); 2. Reduce the side setback along the eastern property boundary adjacent to the northernmost existing structure only from 15 ft. to 14 ft. (UDC Table 12.2); 3. Reduce the zoning setback along the eastern property boundary adjacent to the southernmost existing structure only from 50 ft. to 36 ft. (UDC Table 12.2); 4. Reduce the zoning buffer along the eastern property boundary adjacent to the southernmost existing structure only from 40 ft. to 36 ft. (UDC Table 12.2); 5. Reduce the front landscape strip from 10 ft. to 0 ft. (UDC Table 12.2).

The property is located at 2393 Canton Highway, Cumming, GA 30040. This property is also located south of property known as 2393 Canton Highway. The Planning Commission's Public Hearing will be held on **Tuesday, February 25, 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, February 5, 2020

ZA3962
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