



RECEIVED

JAN 03 2020

Forsyth County Department of
Planning & Community Development

VIA FIRST CLASS MAIL

January 3, 2020

Re: Notice of Public Participation Meeting
Tuesday, January 14, 2020 at 6:00pm at Sharon Forks Public Library,
Meeting Room "A", 2820 Old Atlanta Road, Cumming, GA 30041
Application of Capstone Property Group, LLC
Application Number SP190013

NOTICE OF PUBLIC PARTICIPATION MEETING

Dear Neighbors:

In an effort to foster community accord, Capstone Property Group, LLC (the "Applicant") would like to inform interested property owners that a sketch plat application has been filed with the Forsyth County Department of Planning and Community Development.

The Applicant is seeking the approval of its sketch plat application (i.e. Application # SP190013) to facilitate the development of a new 36,000 square foot 2 story medical office building on approximately 5.187 acres located on Forsyth County Tax Parcel 174-626, commonly known as 1725 Trammel Rd., Cumming, GA 30041.

Enclosed is a copy of the proposed site plan depicting the subject property.

A public participation meeting will be held on:

Tuesday, January 14, 2020 at 6:00pm at
Sharon Forks Public Library, Meeting Room "A"
2820 Old Atlanta Road, Cumming, GA 30041

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 in its effort to keep the public informed during this process and we encourage interested parties to contact us with questions or concerns.

Sincerely,

Jonathan Collins, President
Capstone Property Group, LLC
P.O. Box 724, Gainesville, GA 30503
jonathan@cpgrp.net

Enclosure – Copy of Site Plan



RECEIVED

JAN 03 2020

Forsyth County Department of
Planning & Community Development

Public Notice Sign Affidavit

Application # _____	FOR STAFF USE ONLY Received By: _____	DATE/TIME/STAMP _____
---------------------	--	--------------------------

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:

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 require an additional Zoning Review meeting. 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 #	SP190013	Number of Signs Posted:	1
		Date Signs were Posted:	1-3-20

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: Jonathan Collins Date: 1-3-20
Signature of Applicant: [Signature] Date: 1-3-20
Signature of Notary: Carla J. Walker Date: 1-3-20

My commission expires
June 29, 2020





