

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

CTX Funding SPE, LLC
P.O. Box 72
Good Hope, GA 30641

Phone 770-355-1828

Email Address JeffHenson@aol.com

Proposed Use Distribution Warehouse

Property Owner (Name & Mailing Address)

Fraziers Cycle Sales Inc
4699 Friendship Rd.
Buford, GA 30518

Phone

Email Address

Contact Person (Name & Mailing Address)

Jeff Henson
P.O. Box 72
Good Hope, GA 30641

Phone 770-355-1828

Email Address JeffHenson@aol.com

Tax Parcel Number 09005 000009

Location Address 5965 Cornelia Hwy

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$

Receipt #:

Check #:

Acreage 10

I hereby certify that the above information and all attached information are true and correct.

Sign Jeff C. Henson

Date: 9-8-2021

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign

Date:

Staff Use Only

Application Date: 9/13/2021

Taken by:

JCC via Email

Tentative Planning Commission Date: 11-1-2021

Tentative County Commission Date: 12-9-2021

County Commission District: Three

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ☒

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Jeff C. Henson Manager

Date: 9-8-2021

Applicant's/Owner's Name (Printed): Jeff C. Henson Manager CTX Funding SPE, LLC.

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HALL COUNTY

We have it all in Hall

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I hereby certify that I have read the above and that:

I have** _____

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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: William D. Frazier

Date: 9/9/21

Applicant's/Owner's Name (Printed): William D. Frazier

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HALL COUNTY

We have to add in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Fraziers Cycle Sales Inc.
Address 4699 Friendship Rd
BuFord, GA 30519
Phone Number _____
Name of applicant(s) CTX Funding SPE, LLC Jeff Henson, Manager
Address P.O. Box 72
Good Hope, GA 30641
Phone Number 770-355-1828

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

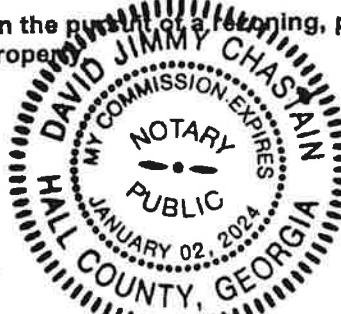
Signature of Owner(s)

Personally appeared before me

David Jimmy Chastain

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public



Date

9/9/21

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign and ensure that it remains in place during the entire zoning proceeding. A photo of the sign placed at the location is required and must be sent to the Planning Department.

If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Board must table or delay the request.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

The sign must remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the Planning Department. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN _____ AND NO LATER THAN _____.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN _____ ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jeff Henson Manager CTX Funding SPE, LLC, hereby acknowledge that I have
Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on _____ for CTX Funding SPE, LLC.
Date (Name application filed as)

Signature

(The original document is required)

Justin Crighton (Planning)

From: Jeff Henson <jeffchenson@aol.com>
Sent: Friday, September 10, 2021 11:10 AM
To: Justin Crighton (Planning)
Subject: Conditional Use Application
Attachments: Hall County Conditional Use Application complete.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Justin,

Attached is the completed conditional use application. This conditional use application is for the four sided brick requirement of buildings built in the Gateway Corridor to be waived on the building that we would like to build on the property. The building we would like too build will be approximately 80'-100" x 305', with 46 roll up doors, used for dry food redistribution. With trucks backing up to the doors, damage is likely to happen over time. The metal can be easily replaced, but brick or stone repair would be very difficult and extremely costly over time. The building would not be open to the public. Also, the property is heavily wooded and we would like to leave a natural vegetative buffer near the road, that would screen the visibility of the building from the road. Thank you for your consideration of this request. Please let me know if you have any questions.

Thank you,
Jeff Henson
770-355-1828