

## APPLICATION FOR APPEAL

Per §17.370.010, the public shall have the right to appeal a decision made by the Planning Commission before the Board of Commissioners.

In order to file an appeal, the appellant must submit a written notice of appeal within five working days of the Planning Commission decision to the Planning Department. The appellant must submit justification and reasons for the appeal along with a \$200 appeal fee (cash or check).

Please fill out the following information:

Name: CTX Funding SPE, LLC Jeff Henson Manager

Address: P.O. Box 72 Good Hope, GA. 30641

Phone Number: 770-355-1828

Email: JeffChenson@aol.com

Name of original application for which appeal is requested: Conditional Use application

Date of original application: 9-8-2021

Justification and reason(s) for filing this appeal (attach additional sheets if necessary):

I respectfully appeal the following recommended conditions.  
3, 4 and 5. (see attached conditions)

We have noticed other buildings in the Gateway Corridor  
that do not have these recommended conditions in place.  
Therefore, our justification is that a precedent has already been set  
for other buildings within the Gateway Corridor, where conditional uses  
have been allowed. We would appreciate the same consideration.

We appreciate the attempt to keep this area aesthetically pleasing,  
however, with roll up, dock doors being on the Eastern and Western  
sides of the building, repetitive damage would be inevitable to  
brick and masonry products.

Signature Jeff C. Henson manager CTX Funding SPE, LLC Date 11-19-2021

For staff use only:

Action \_\_\_\_\_ Date \_\_\_\_\_ Tax Parcel Number \_\_\_\_\_

Conditions: \_\_\_\_\_



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GAINESVILLE, GA 30503

DIRECTOR  
Sarah McQuade, AICP

# Hall County Government

PLANNING AND DEVELOPMENT DEPARTMENT

November 18, 2021

CTX Funding SPE, LLC  
PO Box 72  
Good Hope, GA 30641

Dear Mr. Henson:

On November 15, 2021 the Hall County Planning Commission voted to recommend approval, with conditions for your application of CTX Funding SPE, LLC for a Use Subject to Planning Commission approval on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. Commission District 3.

Conditions:

1. The development shall conform substantially with the proposed narrative and site plan, modified as necessary for compliance with current development standards at time of application.
2. Elevations depicting the proposed building shall be submitted to the Planning department for approval of the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.
3. Applicant shall have a 50 foot planted buffer along the front and eastern property lines.
4. Applicant shall either cover or shield a flat metal roof with parapets or a factory-finished metal with standing seams roof is permissible.
5. Applicant shall have a brick or masonry water table up to 36 inches above the concrete foundation. The balance of the building shall be finished with a stucco or masonry material above the water table on both sides of the building with the roll up doors and the end facing Highway 365 (eastern, western, and southern lot lines).

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **Thursday, January 13, 2022 at 6:00 p.m.** at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners final decision.

**It is necessary that either you or your representative attend this meeting.**

If you have any questions, please call this office.

Sincerely,

Sarah McQuade  
Planning Director

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