

Community Development Department

Office of Planning and Zoning, Building, Inspections and Code Enforcement
38 West Main Street, Forsyth, Ga 31029 - 478-994-7040 - kfortner@monroecoga.org

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Planning and Zoning Public Hearing Notice

October 16, 2024

Dear Property Owner:

This letter is to inform you that an application has been filed in the Monroe County Community Development Department. Property owners within 200' of the subject property shall be notified per our Monroe County Unified Development Ordinance. You are receiving this letter because you are within 200' of the subject property with the zoning request. You are welcome to attend both public hearings. You can also email or write our office with your support or opposition.

Should you have any questions or concerns about the application or the process, please contact us at (478) 994-7040. The public is welcome to all public hearings and our meeting room is handicap accessible. However, please give our office 24-hour notice should you need additional accommodations.

Respectfully,

FILE COPY

Kelsey Fortner
Community Development Manager

Website: www.monroecoga.org
Facebook: Monroe County Georgia Planning and Zoning
Instagram: Monroe_County_PZ

Special Use/Variance Application in C-1

Application: 2024-30

Property Owners: MCOC Holdings, LLC, Evans Cliff M. JR. ET AL

Applicant: Kimley-Horn and Associates, INC.

Map/parcels: 079 011 and 080 022E

A special use and two variance requests in Commercial are being requested for the two parcels listed above. Variance for wall signs [5.04.02.C.3] exceeds the maximum amount allowed in the Unified Development Ordinance. Variance for interstate sign [5.04.03.D.3, 5.04.03.D3.a] exceeds the maximum amount allowed in the Unified Development Ordinance. Special use for the size of the building. Exceeding the 45,000 square footage maximum amount allowed in the Unified Development Ordinance. The proposed development is Buc-ee's.

Variance Clarification #1: U.D.O. section 5.04.02.C.3—*Wall signs:* permits four signs per lot, with no sign face larger than 50 sq. ft., and a maximum of 125 sq. ft. [for all wall signage] per lot.

- Development is proposing wall signage on the main building for 285 sq. ft. maximum per side and there will be three sides for a total of 855 sq. ft. for the main building. Additionally, this development proposes three (3) signs per canopy at 51 sq. ft. per sign, with four (4) canopies totaling 612 sq. ft. for the fuel canopies.
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Variance Clarification #2: U.D.O. section 5.04.03.D.3 (a)—*Interstate signs:* permits the uniform size of an interstate sign face along I-75 shall be 12' in height and 50' in length, or 14' in height and 48' in length. Section 5.04.03.D.3.c limits the height of the entire sign along I-75 to a maximum of 30'.

- Development is proposing a pole sign with a face of 616 sq. ft. (including circle and rectangular face sign) and 125' in height.
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Special Use Clarification: U.D.O. section 2.02.02—*Table of permitted uses:* permits gas stations in the C-1 Commercial-Light/neighborhood zoning district. This service activates a special use in C-1 with a business being greater than 45,000 gross square feet.

- Development proposal for the structure is to be approximately 74,000 +/- square feet.

Two public hearings are being held. The location will be at the Monroe County Conference Center for both dates. Please see address below.

Planning and Zoning Public Hearing:
Monday, November 25, 2024
5:30 pm

Board of Commissioners Public Hearing:
Tuesday, December 3, 2024
6:00 pm

Public Hearings Location:
475 Holiday Circle
Forsyth, Ga 31029
