

CP190040



FOR STAFF USE ONLY  
DATE & TIME STAMP

**Rezoning, CUP and Sketch Plat Application**

This form is required for submittals of all rezoning, conditional use permit (CUP) and sketch plat applications. While this application provides some information regarding the necessary requirements to submit a complete application, the full application requirements (e.g. minimum site plan requirements) can be found on the website at forsythco.com. From the main web page, please choose **Department and Offices**, next choose **Planning & Community Development** from the list, and then select **Long Range Planning Division** on the left side of the page.

**A. SUBMITTAL TYPE**

**Application for Zoning Review**

If this submittal is a revision, please specify the previously assigned application number:

**B. REQUESTED ACTION: PLEASE CHECK ALL THAT APPLY (E.G. REZONING, REZONING WITH A CUP, ETC.)**

- Rezoning
- Conditional Use Permit (CUP)
- Sketch Plat
- CUP for a communication tower

**C. APPLICANT INFORMATION**

Name:

Address:

Phone#:  E-mail Address:

**D. REPRESENTATION INFORMATION (IF APPLICABLE)**

Preferred Contact:  Attorney  Authorized Agent

Name:

Address:

Phone#:  E-mail Address:

**E. PROPERTY INFORMATION**

Tax Map & Parcel #(s): (e.g. xxx-xxx-xxx, xxx-xxx-xxx)

Current Zoning:  Proposed Zoning:

Proposed Use:  Property Acreage:

Proposed Road Access:

Does the subject property lie partly within or adjacent to the City of Cumming?  Yes  No

FOR STAFF USE ONLY  
Application # CP190040

1) Please complete if you are filing a **rezoning, conditional use permit or sketch plat** application.

a)  This application contains a **residential** component. If checked, please fill out the following:

Residential Building Type	Ownership Type *** (Fee-Simple or Condominium)	# of Lots or Units	Minimum Heated Floor Area (sq. ft.)	Minimum Lot Size (sq. ft.)(If applicable)
<input type="checkbox"/> Single Family Detached				
<input type="checkbox"/> Townhouses				
<input type="checkbox"/> Apartments				
<input type="checkbox"/> Condos				
<input type="checkbox"/> Other				

\*\*\* The UDC requires that condominium-style ownership be specifically identified during the zoning process. While there may be little visual difference between the finished product types, condominium style ownership means that there will not be individually-owned (i.e. fee simple ownership) property associated with a specific type of development; rather there will just be individual ownership in building space (i.e. units) with joint ownership of all property. Some developments might contain both ownership types.

The total residential density (lots and/or units) proposed with this project is  units per acre.

b)  This application contains a **non-residential** component. If checked, please fill out the following:

Total Building Area (sq. ft.)  # of Parking Spaces  Est. Bldg. Area of Out Parcels (sq. ft.)

c) What is the total amount of proposed open space (sq. ft. or acres) included with this application?

d) Please indicate whether this project will be served by septic, county sewer, or city sewer:

If the project will be served by either county or city sewer, please also submit the results of the required pre-application meeting.

e) Will the proposed development exceed the threshold that triggers the need for a Development of Regional Impact (DRI) review?

Yes  No If yes, supplemental information shall be required in addition to this application.

f) Are you filing a rezoning application to rezone to a Master Planned District (MPD)?

Yes  No If yes, please also submit the supplemental form "Supplemental Application - Master Planned District (MPD)", which can be found on our website at forsythco.com.

g) Are you filing an application that includes Senior Housing?

Yes  No If yes, please also submit the supplemental form "Supplemental Application - Senior Housing Application", which can be found on our website at forsythco.com.

h) Are you filing an application that includes self-service storage?

Yes  No If yes, the separation distance between self-service storage businesses shall be 3/4 of a mile or a variance is required.

i) Are you filing an application that includes a business that conducts around the clock business hours (includes business operations that require employees to work shifts to cover a 24 hour period)?

Yes  No If yes, a Conditional Use Permit is required.

j) Are you filing an application that includes short-term rental?

Yes  No If yes, a Conditional Use Permit is required.

Number of Overnight Guests  Number of Daytime Guests

Number of Bedrooms  # of Parking Spaces

**G. REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE)**

1) A separate sheet is required for each variance request. The number of this variance request is:

2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 11, Table 11.2(a).

3) Please check the type of variance being requested:

- A variance of  feet to allow a  setback to be  feet.
- A variance of  feet to allow  to be  feet.
- Other:

4) Written Justification. Per § 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the website at forsythco.com. The justification must specifically address, for each variance requested, the below criteria:

a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision?

b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public, or injurious to other property?

c) Describe why the conditions of your property are unique only to the property which relief is sought and are not applicable generally to other property?

d) Describe how this property's physical surroundings (e.g. shape, size, or topographical conditions) result in an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience)?

e) Describe why the requested variance is the minimum necessary to accomplish the proposed development or building?

f) Describe how granting this variance will result in equal or greater protection to adjacent property or natural resources? (Only required if requesting a variance to a buffer or setback)



***C. W. MATTHEWS CONTRACTING CO., INC.***

DRAWER 970

***MARIETTA, GEORGIA 30061***

TELEPHONE (770) 422-7520  
FAX (770) 422-1068

December 10, 2019

Forsyth County Department of  
Planning & Community Development  
110 E. Main Street, Suite 100  
Cumming, GA 30040

Dear Sir/Madam:

Please let this letter certify that C.W. Matthews Contracting Co., Inc. nor any of its Officers have made any campaign contributions or gifts to any elected official in Forsyth County during the last two years.

Should you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

**C. W. MATTHEWS CONTRACTING CO., INC.**

A handwritten signature in blue ink, appearing to read 'Michael D. Bell'.

Michael D. Bell  
Executive Vice President

MDB/pt



# ***C. W. MATTHEWS CONTRACTING CO., INC.***

DRAWER 970

***MARIETTA, GEORGIA 30061***

TELEPHONE (770) 422-7520

FAX (770) 422-1068

**As of December 10, 2019**

## **Board of Directors**

Robert E. Matthews, Chairman

Charles E. Matthews, Vice Chairman

Q. William Hammack, Jr.

James C. Scott, Jr.

Matthew D. Burton

Michael D. Bell

Daniel P. Garcia

## **Corporate Officers**

Robert E. Matthews, Chairman of the Board

Daniel P. Garcia, President

Charles E. Matthews, Executive Vice President

Michael D. Bell, Executive Vice President & CFO

Jeff Shropshire, Senior Vice President – Major Projects Division

Bill White, Senior Vice President – Asphalt Construction Division

Frank Crumbley, Senior Vice President – Roadway Division

Brian Lawrence, Senior Vice President – Quality Control, Environmental & Terminal Operations

Roy H. Jump, Jr., Vice President – Major Projects Division

Mike Kleuckling, Vice President – Estimating

Lee Smith, Vice President – Asphalt Plants Division

Adam Grist, Vice President – Structures Division

John Faress, Vice President – Equipment Division

Benny Brown, Vice President – Accounting & Admin

Bob Thompson, Division Vice President – Estimating & Design/Build

Jeff Roginsky, Division Vice President – Information Technology

Ray Rodriguez, Division Vice President – Risk Management & Human Resources

Sheldon Fram, Division Vice President – Corporate Counsel

## **Company Ownership**

No individual or entity owns 10% or more of C. W. Matthews Contracting Co., Inc.

# 2019 Property Tax Statement

Matthew C. Ledbetter  
 Forsyth County Tax Commissioner  
 1092 Tribble Gap Rd  
 Cumming, GA 30040-2236  
 tax@forsythco.com

Phone: (770) 781-2110, Fax: (678) 455-1207

WOODLAND PARTNERS LTD PARTNERS  
 C/O LEE HUDSON  
 MOORE STEPHENS TILLER LLC  
 780 JOHNSON FERRY RD STE 325  
 ATLANTA, GA 30342

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
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2019-290278	11/15/2019	\$0.00	\$2488.86	\$0.00	Paid 11/07/2019
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Map: 139 010  
 Location: GRANITE LN

Printed: 11/22/2019

INTEREST, PENALTIES, AND OTHER FEES WILL APPLY AFTER DUE DATE.

If taxes are paid by your mortgage company, send them the top portion only.

## RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Matthew C. Ledbetter  
 Forsyth County Tax Commissioner  
 1092 Tribble Gap Rd  
 Cumming, GA 30040-2236  
 tax@forsythco.com

Phone: (770) 781-2110, Fax: (678) 455-1207



**Tax Payer:** WOODLAND PARTNERS LTD PARTNERS  
 C/O LEE HUDSON  
**Map Code:** 139 010 Real  
**Description:** 2-1 1266  
**Location:** GRANITE LN  
**Bill No:** 2019-290278  
**District:** 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	225,000.00	9.0000	\$225,000.00	11/15/2019			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BOND	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	0.970000	\$87.30	\$0.00	\$87.30
COUNTY M&O	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	7.472000	\$672.48	\$0.00	\$672.48
FIRE DISTRICT	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	2.175000	\$195.75	\$0.00	\$195.75
SALES TAX CREDIT	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	-2.681000	\$0.00	-\$241.29	-\$241.29
SCHOOL BOND	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	2.418000	\$217.62	\$0.00	\$217.62
SCHOOL M&O	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	17.300000	\$1,557.00	\$0.00	\$1,557.00
STATE TAX	\$225,000.00	\$90,000.00	\$0.00	\$90,000.00	0.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>27.654000</b>	<b>\$2,730.15</b>	<b>-\$241.29</b>	<b>\$2,488.86</b>

If receipt is desired, please send a self-addressed, stamped envelope.

\*\*\* If taxes are past due, please call us at 770-781-2110 for current amount as interest and other fees continue to accrue.

<b>Current Due</b>	\$2,488.86
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$2,488.86
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/07/2019



**GEORGIA  
CORPORATIONS  
DIVISION**

GEORGIA SECRETARY OF STATE  
**BRAD  
RAFFENSPERGER**

[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

**C.W. MATTHEWS**  
 Business Name: **CONTRACTING CO., INC.** Control Number: **H913490**  
 Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**  
 Business Purpose: **NONE**  
 Principal Office Address: **1600 Kenview Drive NW, Marietta, GA, 30060, USA** Date of Formation / Registration Date: **2/27/1946**  
 State of Formation: **Georgia** Last Annual Registration Year: **2019**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Fram, Sheldon Karl**  
 Physical Address: **1600 Kenview Drive NW, Marietta, GA, 30060, USA**  
 County: **Cobb**

OFFICER INFORMATION

Name	Title	Business Address
Michael D Bell	Secretary	1600 Kenview Drive NW, Marietta, GA, 30060, USA
MICHAEL D. BELL	CFO	1600 KENVIEW DRIVE NW, MARIETTA, GA, 30060, USA
DANIEL P GARCIA	CEO	1600 KENVIEW DRIVE NW, MARIETTA, GA, 30060, USA

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 Office of the Georgia Secretary of State Attn: 2nd Floor, State Capitol, 313, Floyd West Tower Atlanta, GA 30334-1530, Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>  
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To: Whom it may concern

From: Jonathan Brown

Date: September 20, 2019

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I wanted to take a few minutes to point out a few of the key aspects to the proposed new plant at Big Creek. Not only will the reliability of your equipment increase exponentially with the latest in design of our equipment, but we have included several ways to reduce operational expenses as well. These items are mentioned below.

**Variable Frequency Drives-** Not only does the proposed plant come with VFD's on the individual feed bins (both for virgin and recycle equipment), but we have included VFD's on the Whisperjet Burner, Double Barrel Dryer, Baghouse Exhaust Fan, and the Drag Conveyor taking the finished product to storage. Each of these items have significant electrical usage benefits.

Whisperjet Burner- Approximately a 3-5% reduction in electrical usage, largest benefit is the reduction in noise. More on this in the next section below.

Double Barrel Dryer- Approximately a 10% reduction in electrical usage when used with VFD, as well as a slowed rate of wear on the wear components.

Baghouse Exhaust Fan- Approximately a 30% reduction in electrical usage when used with VFD.

Drag Conveyor- Approximately a 10% reduction in electrical usage when used with VFD, as well as a slowed rate of wear on the wear components.

**Noise Reduction-** A secondary benefit to the equipment consuming less electrical load, is the fact that the VFD's offer the ability to operate the equipment at much



lower decibel levels. The key components with significant noise reduction are listed below:

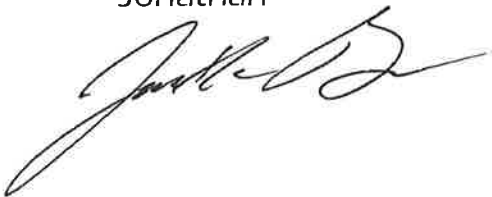
Whisperjet Burner- The whisperjet burner being a fully enclosed burner in comparison to the Hauck Starjet, dramatically reduces the dBA levels at various distances from the source. At a 10 ft distance, the Whisperjet Burner is 12-18dBA lower than the Hauck counterpart currently on site. At a distance of 100 ft, the Whisperjet Burner has a decibel level of 68, compared to 80-86dBA on the Hauck currently on site.

The Double Barrel, Baghouse, and Drag Conveyor would each see a reduction of 5-10dBA, compared to equipment on site currently. In addition to the items mentioned above, this plant has a Warm Mix system, which will allow for mix to be made at lower temperatures and still get compaction. The lower temperatures relates to less heat being required, and in turn less fuel used.

I have provided a chart on the following pages, relating these dBA levels to common sounds that we are accustomed to hearing.

Thank you,

Jonathan





SOUND LEVEL (dBA)	SOURCE OF SOUND	IMPRESSION OF SOUND
≥ 170	shotgun blast, rocket launch	
160 - 169	rifle shot, hand gun firing	
150 - 159	firecracker, cap gun, balloon pop	
140 - 149	airplane taking off, bicycle horn	threshold of pain
130 - 139	Air raid siren, jack hammer, power drill	extremely loud
120 - 129	Ambulance siren, chain saw, hammer hitting nail, jet plane @ ramp	uncomfortably loud
110 - 119	rock concert, leafblower, baby crying, car horn, symphony concert, smoke detector	
100 - 109	factory machinery, subway, snowmobile, motorcycle	very loud
90 - 99	electric drill, shouted conversation, air compressor, hair dryer	hearing damage (8-hr exposure)
80 - 89	doorbell, telephone, blender, noisy restaurant, garbage disposal, alarm clock	moderately loud
70 - 79	toilet flushing, coffee grinder, freeway traffic, vacuum cleaner, automobile interior	Intrusive
60 - 69	normal speech, sewing machine, washing machine, busy office	
50 - 59	electric toothbrush, quiet restaurant, large office, air conditioner	quiet
40 - 49	small town residence, quiet office, library, living room, refrigerator	
30 - 39	soft whisper, normal sleep	very quiet
20 - 29	broadcast or recording studio, wilderness area	
10 - 29	echo chamber, rustling leaves, normal breathing	just audible
0 - 9		threshold of hearing