

Phenix Salon Suites

Chris T. Bitterman
Managing Partner
410 Peachtree Parkway, Suite 232
Cumming, GA 30014
(678) 939-4798

Application Number – CP190048

Dear Neighbor,

We would like to inform interested property owners that a Conditional Use Permit (CUP) application has been submitted to Forsyth County regarding property location at 410 Peachtree Parkway, Suite 232, Cumming, GA 30041. We are proposing to offer Licensed Massage Therapy (LMT) services.

A public participation meeting will be held on Monday, January 13, 2020 at 7:00 PM at Phenix Salon Suites. This meeting is not a 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.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project. Additional information about this application may be obtained at <http://estatus.forsythco.com>.

If you have any questions, comments or concerns, please contact me at (678) 939-4798.

Sincerely,

Chris T. Bitterman

Enclosure

THE COLLECTION AT FORSYTH
FOR
MINOR PLAT
LOCATED IN LAND LOTS 496,
487, 521, 522 AND 523
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

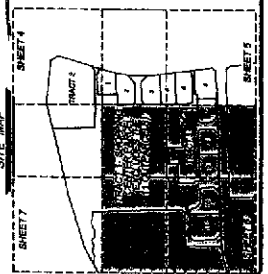
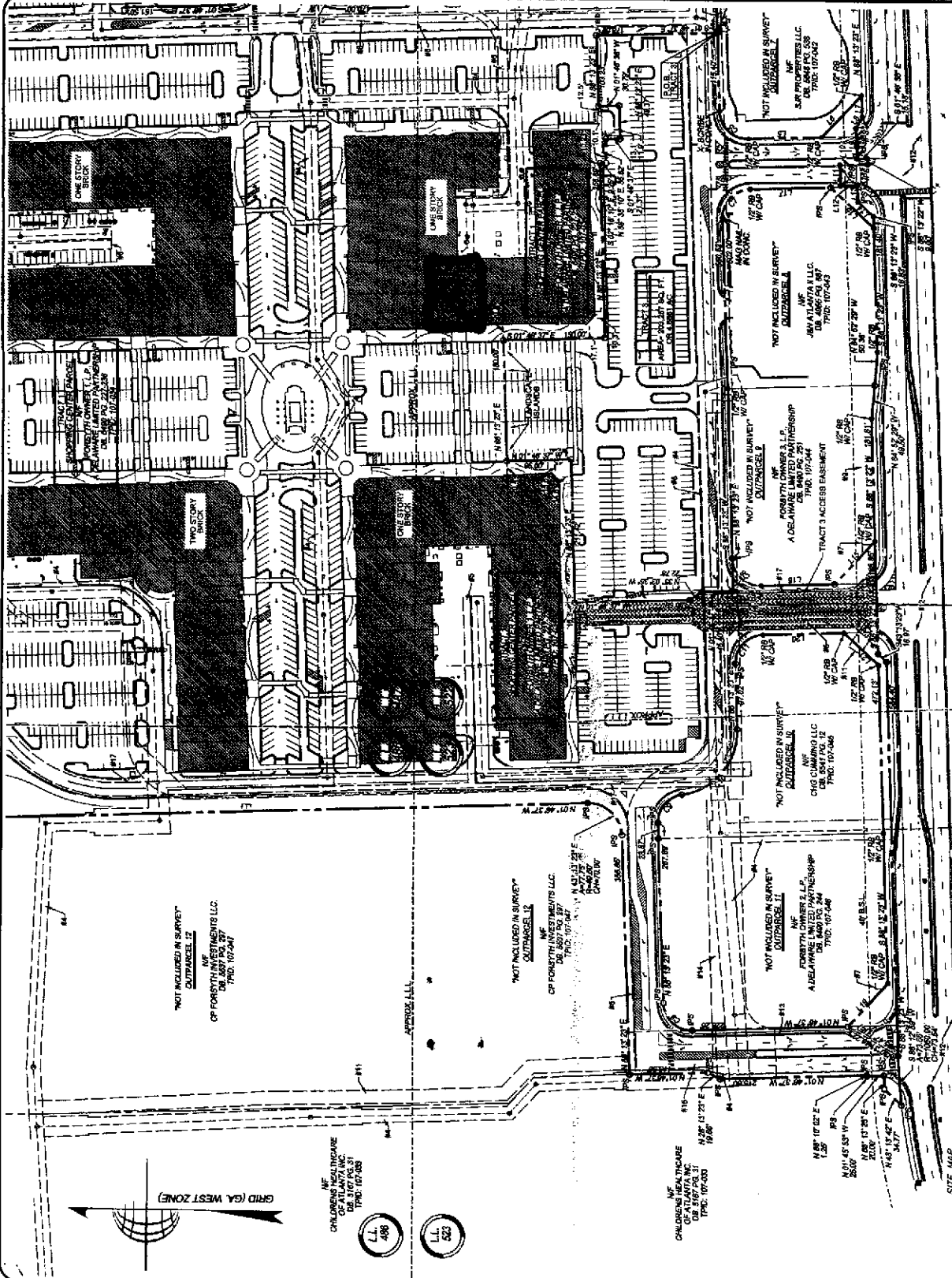
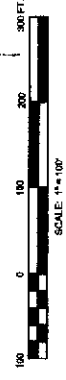
Project No.	1000
Drawn By	1000
Checked By	1000
Survey Date	1000
Survey Method	1000
Survey Accuracy	1000
Survey Station	1000
Survey Point	1000
Survey Line	1000
Survey Curve	1000
Survey Area	1000
Survey Volume	1000
Survey Weight	1000
Survey Length	1000
Survey Width	1000
Survey Depth	1000
Survey Height	1000
Survey Area	1000
Survey Volume	1000
Survey Weight	1000
Survey Length	1000
Survey Width	1000
Survey Depth	1000
Survey Height	1000

TerraMark
Professional Land Surveying
C. A. SCHROEDER
TerraMark Land Surveying, Inc.
1800 North Peachtree Road
Atlanta, Georgia 30305
Phone No. (770) 431-1827
Fax No. (770) 431-0552
www.terra-mark.com



FORSYTH CONNECTOR
(A.K.A. RONALD REAGAN BOULEVARD)
(VARIABLE RIGHT OF WAY)

SEE SHEET 2 OF 8 FOR
LINE & CURVE TABLES
SEE SHEET 8 OF 8 FOR PROPOSED
DEVELOPMENT PARCEL ACCESS
BASEMENT DETAILS



ORKIN SANFORD H REVOC TRUST &
C/O KENNETH ORKIN
4865 OLDE TOWNE PKWYSTE 100
MARIETTA, GA 30068
107 060 : CP190048

BANK OF THE OZARKS NKA BANK OZK

17901 CHENAL PKWY
LITTLE ROCK, AR 72223
107 050 : CP190048

FORSYTH OWNER 3 L P
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 043 : CP190048

SJR PROPERTIES LLC
C/O SUNTRUST BANK
PO BOX 26665
RICHMOND, VA 23261
107 042 : CP190048

SJR PROPERTIES LLC
C/O CAREMARK # 3882-01
ATTN : STORE ACCOUNTING1 CVS DR MC 2320
WOONSOCKET, RI 02895
107 041 : CP190048

CUMMING HOSPITALITY LLC

280 CORPORATE CENTER DR
STOCKBRIDGE, GA 30281
107 046 : CP190048

CHG CUMMING LLC

3954 RIVER PLACE DR
MACON, GA 31210
107 045 : CP190048

FORSYTH OWNER 1 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 040 : CP190048

BAYROCK INVESTMENT CO
C/O CHICK-FIL-A INC
ATTN: PROPERTY TAX DEPT5200 BUFFINGTON RD
ATLANTA, GA 30349
107 039 : CP190048

FORSYTH OWNER 1 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 038 : CP190048

R RED LLC

6312 S FIDDLERS GREEN CIRSTE 200 NORTH
GREENWOOD VILLAGE, CO 80111
107 037 : CP190048

BRANCH BANKING & TRUST CO
C/O BB&T PROPERTY TAX COMPLIANCE
PO BOX 167ATTN ALECIA POEGL
WINSTON SALEM, NC 27102
107 035 : CP190048

WAFFLE HOUSE INC
ATTN: TAX DEPARTMENT
PO BOX 6450
NORCROSS, GA 30091
107 024 : CP190048

FORSYTH OWNER 1 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 057 : CP190048

LONGBOAT HOLDING CO LLC &

4865 OLDE TOWNE PKWYSTE 100
MARIETTA, GA 30068
107 018 : CP190048

FORSYTH OWNER 3 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 062 : CP190048

FORSYTH OWNER 1 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 058 : CP190048

FORSYTH OWNER 3 LP
C/O RYAN LLC
PO BOX 56607
ATLANTA, GA 30343
107 044 : CP190048

MARK & ARIANA LLC

1513 JONES RD
ROSWELL, GA 30075
107 061 : CP190048

REGIONS BANK

250 RIVERCHASE PKWY6TH FLR
BIRMINGHAM, AL 35244
107 031 : CP190048

CHILDRENS HEALTHCARE OF ATL INC

1665 TULLIE CIR NE
ATLANTA, GA 30329
107 033 : CP190048

CP FORSYTH INVESTMENTS LLC
C/O PROPERTY TAX CONSULTING LLC
3344 PEACHTREE RD NESTE 1800
ATLANTA, GA 30326
107 047 : CP190048

FORSYTH OWNER 1 LP
C/O PROPERTY TAX RESOURCES
PO BOX 130940
CARLSBAD, CA 92013
107 034 : CP190048

ORKIN SANFORD H REVOC TRUST
C/O ORKIN KENNETH
4865 OLDE TOWNE PKWYSTE 100
MARIETTA, GA 30068
107 027 : CP190048

320 BRANNON ROAD LLC

4760 PEACHTREE INDUSTRIAL BLVD
NORCROSS, GA 30071
107 013 : CP190048

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154
ATLANTA, GA 30339
107 066 : CP190048

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154
ATLANTA, GA 30339
107 068 : CP190048

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154
ATLANTA, GA 30339
107 067 : CP190048

BRANNON CROSSING PARTNERS LLC
C/O LAVISTA ASSOCIATES INC
3490 PIEDMONT RD NE STE 1300
ATLANTA, GA 30305
107 016 : CP190048

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154
ATLANTA, GA 30339
107 015 : CP190048

GEORGIA ALABAMA COMM INV LLC

PO BOX 1565
LAWRENCEVILLE, GA 30048
107 014 : CP190048

CHATEAU CERISE LLC

2419 S HIGHWAY 53
LA GRANGE, KY 40031
107 065 : CP190048

ORKIN SANFORD H
C/O KENNETH ORKIN
4865 OLDE TOWNE PKWYSTE 100
MARIETTA, GA 30068
107 022 : CP190048

CLARK JOHN GARY ETAL

8195 DAHLONEGA HWY
CUMMING, GA 30028
107 005 : CP190048

OUTER LOOP LTD
C/O ROBERT SCHERER
239 GILBERT ST
ASPEN, CO 81611
107 007 : CP190048

Per the Unified Development Code Chapter 8-5.5(C)(2)(a)(iii) a public participation letter shall be sent to each of the Planning Commission members at the following addresses:

Bettina Hammond
6745 Molly View Point
Cumming, GA 30041

Stacy Guy
110 E. Main Street
Suite 100
Cumming, GA 30040

Tim Dineen
110 E. Main Street
Suite 100
Cumming, GA 30040

Kerry Hill
2750 Aldrich Drive
Cumming, GA 30040

Jessica Thorsen
6715 Lancaster Circle
Cumming, GA 30040

Subdivision List

None.



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	Postmaster, per (name of receiving employee)		



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30518
JAN 5 2020
AMOUNT
\$2.05
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GEORGIA ALABAMA COMM INV LLC PO BOX 1565 LAWRENCEVILLE, GA 30046 CHATEAU CERISE LLC				
2.	2419 S HIGHWAY 53 LA GRANGE, KY 40031 ORKIN SANFORD H C/O KENNETH ORKIN				
3.	4865 OLDE TOWNE PKWYSTE 100 MARIETTA, GA 30068 CLARK JOHN GARY ETAL				
4.	6195 DAHLONEGA HWY CUMMING, GA 30028 OUTER LOOP LTD C/O ROBERT SCHERER 239 GILBERT ST ASPEN, CO 81611				
5.					
6.					

[Signature]



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USPS® Tracking Number
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Special Handling

Fee

Postage

Parcel Airlift

1.

320 BRANNON ROAD LLC

4760 PEACHTREE INDUSTRIAL BLVD

NORCROSS, GA 30071

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154

ATLANTA, GA 30339

NORMAN'S CROSSING MANAGER LLC

120 INTERSTATE NORTH PKWY STE 154

ATLANTA, GA 30339

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120 INTERSTATE NORTH PKWY STE 154

ATLANTA, GA 30339

BRANNON CROSSING PARTNERS LLC

C/O LAVISTA ASSOCIATES INC

3490 PIEDMONT RD NE STE 1300

ATLANTA, GA 30305

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ATLANTA, GA 30339

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1.		ORKIN SANFORD H REVOC TRUST & C/O KENNETH ORKIN 4865 OLDE TOWNE PKWYSTE 100 MARIETTA, GA 30068 BANK OF THE OZARKS NKA BANK OZK							
2.		17901 CHENAL PKWY LITTLE ROCK, AR 72223 FORSYTH OWNER 3 L P C/O PROPERTY TAX RESOURCES PO BOX 130940 CARLSBAD, CA 92013 SJR PROPERTIES LLC C/O SUNTRUST BANK PO BOX 26665 RICHMOND, VA 23261 SJR PROPERTIES LLC C/O CAREMARK # 3882-01 ATTN : STORE ACCOUNTING1 CVS DR MC 2320 WOONSOCKET, RI 02895 CUMMING HOSPITALITY LLC							
3.		280 CORPORATE CENTER DR STOCKBRIDGE, GA 30281							
4.									
5.									
6.									



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1.		CHG CUMMING LLC					
		3954 RIVER PLACE DR					
		MACON, GA 31210					
2.		FORSYTH OWNER 1 LP					
		C/O PROPERTY TAX RESOURCES					
		PO BOX 130940					
		CARLSBAD, CA 92013					
3.		BAYROCK INVESTMENT CO					
		C/O CHICK-FIL-A INC					
		ATTN: PROPERTY TAX DEPT5200 BUFFINGTON RD					
		ATLANTA, GA 30349					
4.		FORSYTH OWNER 1 LP					
		C/O PROPERTY TAX RESOURCES					
		PO BOX 130940					
		CARLSBAD, CA 92013					
5.		R RED LLC					
		6312 S FIDDLERS GREEN CIRSTE 200 NORTH					
		GREENWOOD VILLAGE, CO 80111					
		BRANCH BANKING & TRUST CO					
6.		C/O BB&T PROPERTY TAX COMPLIANCE					
		PO BOX 167ATTN ALECIA POEGL					
		WINSTON SALEM, NC 27102					





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1.		WAFFLE HOUSE INC ATTN: TAX DEPARTMENT PO BOX 6450 NORCROSS, GA 30091 FORSYTH OWNER 1 LP C/O PROPERTY TAX RESOURCES PO BOX 130940 CARLSBAD, CA 92013 LONGBOAT HOLDING CO LLC & 4865 OLDE TOWNE PKWYSTE 100 MARIETTA, GA 30068 FORSYTH OWNER 3 LP C/O PROPERTY TAX RESOURCES PO BOX 130940 CARLSBAD, CA 92013 FORSYTH OWNER 1 LP C/O PROPERTY TAX RESOURCES PO BOX 130940 CARLSBAD, CA 92013 FORSYTH OWNER 3 LP C/O RYAN LLC PO BOX 56607 ATLANTA, GA 30343			
2.					
3.					
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1.		MARK & ARIANA LLC							
		1513 JONES RD							
		ROSWELL, GA 30075							
2.		REGIONS BANK							
		250 RIVERCHASE PKWY6TH FLR							
		BIRMINGHAM, AL 35244							
3.		CHILDRENS HEALTHCARE OF ATL INC							
		1665 TULLIE CIR NE							
		ATLANTA, GA 30329							
4.		CP FORSYTH INVESTMENTS LLC							
		C/O PROPERTY TAX CONSULTING LLC							
		3344 PEACHTREE RD NESTE 1800							
		ATLANTA, GA 30326							
5.		FORSYTH OWNER 1 LP							
		C/O PROPERTY TAX RESOURCES							
		PO BOX 130940							
		CARLSBAD, CA 92013							
6.		ORKIN SANFORD H REVOC TRUST							
		C/O ORKIN KENNETH							
		4865 OLDE TOWNE PKWYSTE 100							
		MARIETTA, GA 30068							



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2.	Stacy Guy 110 E. Main Street Suite 100 Cumming, GA 30041				
3.	Tim Dineen 110 E. Main Street Suite 100 Cumming, GA 30041				
4.	Kerry Hill 2750 Aldrich Drive Cumming, GA 30040				
5.	Jessica Thorsen 6715 Lancaster Circle Cumming, GA 30040				
6.					