



CP200002

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 #

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

## **Sewer Phasing Plan -**

- (1) How the project coincides or differs from the Forsyth County Master Plan:

The project will coincide with the Forsyth County Master Plan.

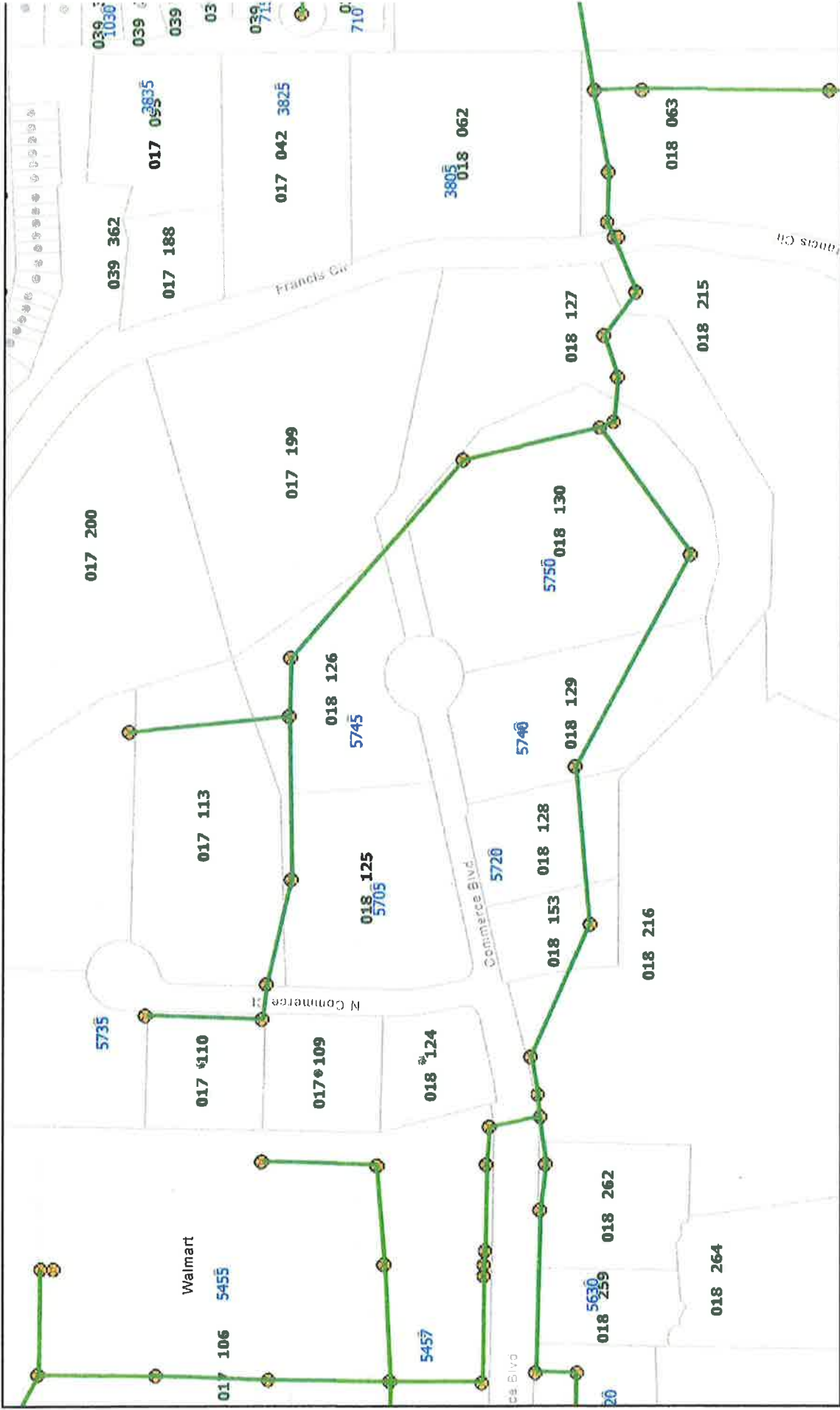
- (2) List all Tax Map and Parcels numbers thru which any proposed sewer will lie.

Sewer existing on site.

- (3) Funding and construction time frame.

The connection to the existing sewer will be funded privately by the owner, who anticipates construction of the facility completed in the 2020 year depending on time needed to obtain permits for construction from Forsyth County.

# ArcGIS Web Map



11/20/2019, 3:27:41 PM

0 0.03 0.06 0.11 m

0 0.04 0.09 0.18 ft

- Sewer Gravity Mains
- Tax Parcels
- Sewer Manholes
- \* Site Address
- Forsyth County Boundary

LAW OFFICES  
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP

112 NORTH MAIN STREET  
CUMMING, GEORGIA 30040  
TELEPHONE: 770-887-7761  
FAX: 770-889-8123

EMORY LIPSCOMB  
COY R. JOHNSON, P.C.  
PUTNAM CLARK SMITH, P.C.  
CHRISTOPHER D. LIGHT  
SEAN COURTNEY  
WILLIAM V. HANSARD

MICHAEL R. SLEISTER, P.C.  
*Of Counsel*

RICHARD A. NEWTON, P.C.  
*Of Counsel*

L. LEE DAILEY  
(1939-2013)

February 5, 2020

Re: WCWD Forsyth, LLC – CP200002

Dear Neighbors:

In an effort to foster community accord among neighbors, we would like to inform you that the Forsyth County Board of Commissioners has County-initiated a Conditional Use Permit for a 12,000 square foot assembling facility with an open storage yard on property currently zoned Restricted Industrial District (M1). Our client, WCWD Forsyth, LLC would operate in this new facility located at 5745 Commerce Blvd., Alpharetta, GA 30004.

I have enclosed for your convenience a copy of the site plan depicting the subject property. Additional information about this application can be found at <http://estatus.forsythco.com>.

A public participation meeting will be held on February 17, 2020 at 6:00 p.m. at the Grassland Kroger meeting room, second floor, located in the Grassland Crossing Shopping Center, 5665 Atlanta Hwy., Alpharetta, GA 30004. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties with the opportunity to meet with our client's representative, ask questions, and voice any concerns.

Our client is committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please contact Teressa Monroe Cox, who is handling public participation for this application, or me. When contacting our office, please reference WCWD Forsyth, LLC – CP200002, so that we may facilitate your request more efficiently.

Sincerely,

Sean Courtney  
Attorney for WCWD Forsyth, LLC

Enclosure

# 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

GRASSLAND REALTY INC  
 %FELLERS SCHEWE SCOTT ROBERTS  
 PO BOX 450233  
 ATLANTA, GA 31145

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-231121	11/15/2019	\$0.00	\$5425.72	\$0.00	Paid 11/05/2019

Map: 018 126


Printed: 11/20/2019

Location: 5725 COMMERCE BV

**This TEMPORARY BILL is calculated at 85% of the appealed value and is due by the date shown above. The outcome of your appeal will determine if a subsequent bill or refund will be issued. Thank You**

## 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: GRASSLAND REALTY INC %FELLERS SCHEWE SCOTT ROBERTS  Map Code: 018 126 Real  Description: 2-1 537ETAL LT8 PH1 SO F COMMERCE CTR  Location: 5725 COMMERCE BV Bill No: 2019-231121 District: 001				
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	490,500.00	3.2700	\$490,500.00	11/15/2019				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BOND	\$0.00	\$196,200.00	\$0.00	\$196,200.00	0.970000	\$190.31	\$0.00	\$190.31
COUNTY M&O	\$0.00	\$196,200.00	\$0.00	\$196,200.00	7.472000	\$1,466.01	\$0.00	\$1,466.01
FIRE DISTRICT	\$0.00	\$196,200.00	\$0.00	\$196,200.00	2.175000	\$426.74	\$0.00	\$426.74
SALES TAX CREDIT	\$0.00	\$196,200.00	\$0.00	\$196,200.00	-2.681000	\$0.00	-\$526.01	-\$526.01
SCHOOL BOND	\$0.00	\$196,200.00	\$0.00	\$196,200.00	2.418000	\$474.41	\$0.00	\$474.41
SCHOOL M&O	\$0.00	\$196,200.00	\$0.00	\$196,200.00	17.300000	\$3,394.26	\$0.00	\$3,394.26
STATE TAX	\$0.00	\$196,200.00	\$0.00	\$196,200.00	0.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>27.654000</b>	<b>\$5,951.73</b>	<b>-\$526.01</b>	<b>\$5,425.72</b>
This TEMPORARY BILL is calculated at 85% of the appealed value and is due by the date shown above. The outcome of your appeal will determine if a subsequent bill or refund will be issued. Thank You.					Current Due Discount Penalty Interest Other Fees Previous Payments Back Taxes <b>Total Due</b> Paid Date	\$5,425.72 \$0.00 \$0.00 \$0.00 \$0.00 \$5,425.72 \$0.00 <b>\$0.00</b> 11/05/2019		

## LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in land lots 537, 538 & 544 of the 2<sup>nd</sup> district of Forsyth County, Georgia being more particularly described as follows:

Beginning at a 1/2" rebar pin found at North 1509623.10, East 2272564.27, Georgia State Plane Coordinates, NAD 83, Georgia West Zone;

Thence North 71 degrees 02 minutes 03 seconds East for a distance of 331.95 feet to a 1/2" rebar found;

Thence South 33 degrees 28 minutes 51 seconds East for a distance of 372.56 feet to a 1/2" rebar set;

Thence South 49 degrees 38 minutes 27 seconds East for a distance of 21.28 feet to a 1/2" rebar set;

Thence South 77 degrees 49 minutes 35 seconds West for a distance of 233.14 feet to a 1/2" rebar set on the right of way of Commerce Boulevard;

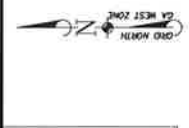
Thence along the northern right of way with a curve turning to the left with an arc length of 163.12 feet, with a radius of 75.00 feet, with a chord bearing of South 81 degrees 53 minutes 23 seconds West, with a chord length of 132.82 feet, to a point on the northern right of way of Commerce Boulevard;

Thence along the northern right of way with a reverse curve turning to the right with an arc length of 20.33 feet, with a radius of 20.00 feet, with a chord bearing of South 48 degrees 42 minutes 17 seconds West, with a chord length of 19.47 feet, to a point on the northern right of way of Commerce Boulevard;

Thence leaving said right of way North 04 degrees 00 minutes 03 seconds West for a distance of 328.05 to a 1/2" rebar found, being the Point of Beginning.

Said tract containing 3.271 acres, subject to all matters of title.

LEGEND	
---	Center Line of Road
---	Right of Way Line
---	Property Line
---	Boundary Line
---	Line of Easement
---	Survey Line
---	Corner Point
---	Control Point



**NOTES:**

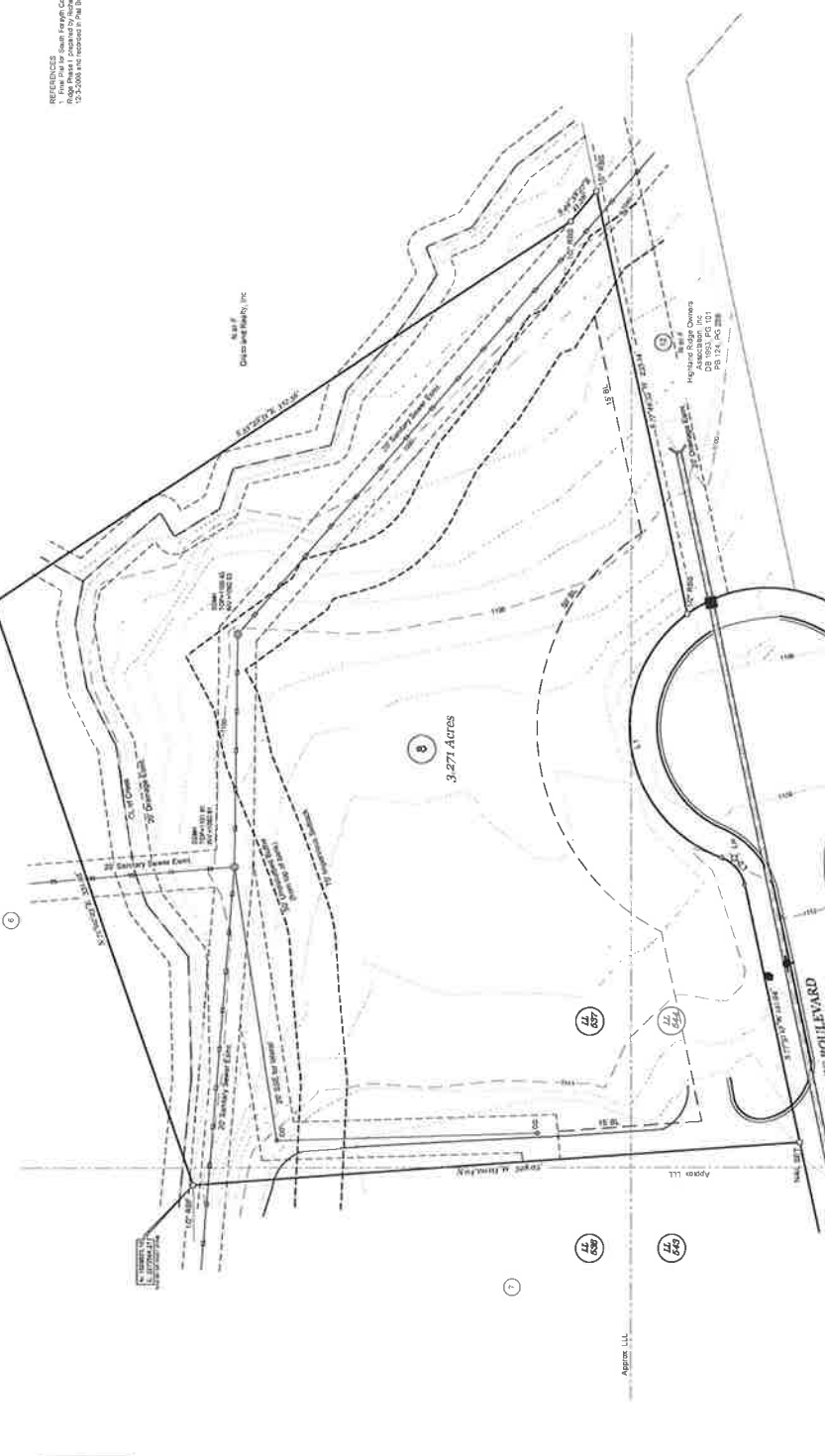
1. This is a preliminary plat for a proposed subdivision.
2. All measurements shown are in feet and inches.
3. Bearings are based on Grid North, unless otherwise indicated.
4. All bearings and distances are in feet and inches.
5. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1998.
6. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1998.

**REFERENCES:**

Boundary and Topographic Survey of  
 Lot 8, South Forsyth Commerce Center, for  
 LTV CONSTRUCTION, LLC  
 Forsyth County, Georgia  
 9-24-2019  
 Land Lots 637, 638 & 639  
 www.nga-ge.com

**LAND SURVEYING & ENGINEERING**  
**Anderson**  
 McWhorter  
 416 Pirke Ferry Road  
 Building H, Unit 300  
 Cumming, GA 30040  
 (770) 885-9430

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF GEORGIA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 52888  
 DATE EXPIRES: 12/31/2024  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF GEORGIA  
 LICENSE NO. 48888  
 DATE EXPIRES: 12/31/2024

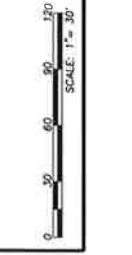


County	Sheet No.	Scale	Date
13	101	1" = 30'	11/11/2019
13	102	1" = 30'	11/11/2019
13	103	1" = 30'	11/11/2019

**SURVEYOR'S CERTIFICATE (COUNTY)**  
 I, the undersigned, being duly qualified and licensed as a Professional Engineer and Professional Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the client, and that the same is correct and true.

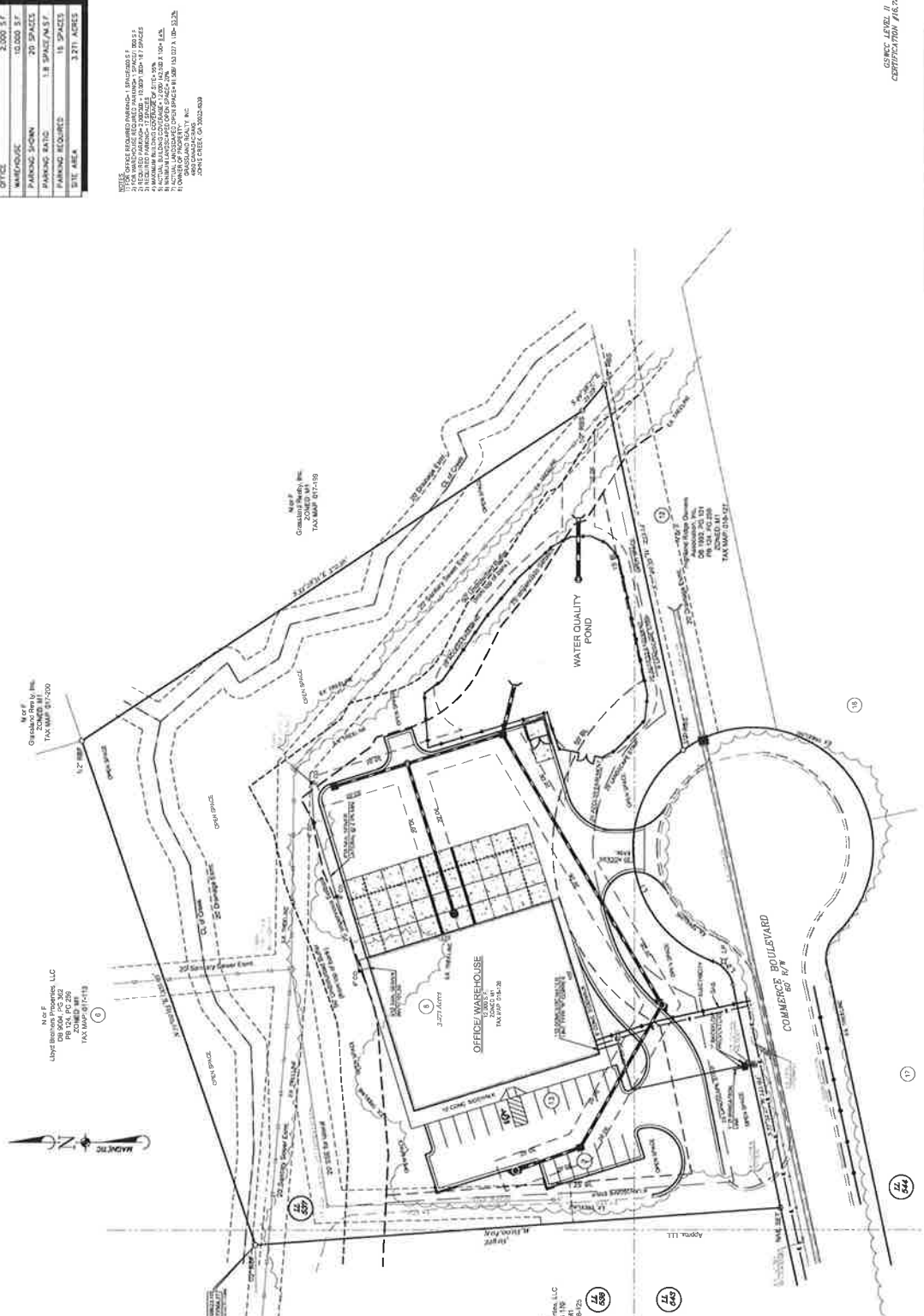
**SURVEYOR'S CERTIFICATE (STATE)**  
 I, the undersigned, being duly qualified and licensed as a Professional Engineer and Professional Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the client, and that the same is correct and true.

*And B. McWhorter*  
 N/A A. McWhorter, G.A.S. # 2644  
 K.E.O. Inc. Certificate of Authorization Number: LP3000275





THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION VIOLATIONS AND FOR THE SAFETY AND EXCLUSIVE USE OF THE WORK. THIS DRAWING IS PROVIDED AS A SERVICE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER AND ARCHITECT MAKE NO WARRANTY, EXPRESS OR IMPLIED, OR EXTENDED TO ANY UNMADE THIRD PARTY.



**SITE ANALYSIS**

OFFICE/WAREHOUSE	11,000 SF
OFFICE	3,000 SF
WAREHOUSE	10,000 SF
PARKING SPACES	20 SPACES
PARKING RATIO	1.8 SPACES/1,000 SF
PARKING REQUIRED	18 SPACES
LOT AREA	3.271 ACRES

**NOTES**

- 1) FOR WAREHOUSE REQUIRED PARKING, SEE SPEC 2103.1.0
- 2) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 3) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 4) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 5) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 6) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 7) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 8) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE
- 9) 10' BUFFER REQUIRED BETWEEN WAREHOUSE AND OFFICE

**REVISIONS**

DATE	BY	DESCRIPTION

**LAND SURVEYING & ENGINEERING**

**McWhorter & Anderson**

416 Pirkle Ferry Road  
Building H, Unit 300  
Cumming, GA 30004  
(770) 859-5430  
www.mga-se.com

**WEST CHATHAM WAREHOUSE**  
Sketch Final Plan for  
Land lots: 537, 538, & 644, 2nd District, 1st Section  
11-14-2018

**C-4.0**

**SITE PLAN**

**REVISION TITLE**

**REVISION**

**DATE**

**NOTIFY FORSyth COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. (770)781-2165**

**SCALE: 1" = 30'**

**0 30 60 90 120**

**GENERIC LEVEL II CONSTRUCTION 7/16/20**

**DATE: 11-14-2018**

**BY: MGA/SEC**

**CHECKED: MGA/SEC**

**COMMERCE BOULEVARD**

**60' W/4'**

**WATER QUALITY POND**

**OFFICE/WAREHOUSE**

**3,277 SQ FT**

**ZONED M1**

**TAX MAP 055-10**

**LLOYD BUSINESS PROPERTIES LLC**

**2016 W/4'**

**ZONED M1**

**TAX MAP 057-00**

**GRANDVIEW BLVD INC**

**2016 W/4'**

**ZONED M1**

**TAX MAP 057-00**

**APPOKA, LLC**

**2016 W/4'**

**ZONED M1**

**TAX MAP 055-10**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

**60' W/4'**

