



FOR STAFF USE ONLY
DATE & TIME STAMP

ZA3963

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

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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 checked="" type="checkbox"/> Single Family Detached	Fee Simple	2		
<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

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 635, of the 2nd District and 1st Section of Forsyth County, Georgia, and being portions of Lots 9 and 11, of Woodsong Subdivision, containing 9.972 acres, as shown on a plat for Sandi and Rick Jernigan dated August 21, 1998, as surveyed by Richard J. Webb, Registered Surveyor, which plat is recorded at Plat Book 54, page 187, of the Forsyth County Records and incorporated herein by reference for a more complete description thereof.

Also conveyed herewith is all easement rights in and to all rights-of-way and driveway easements of record including, but not limited to, those recorded in Deed Book 317, page 294, Deed Book 318, page 381, and Deed Book 600, page 548, of the Forsyth County Records.

The above-described property is subject to all roads, rights-of-way and easements of record, as well as those reflected on the within-described plat.