

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>CSC PROPERTIES, LLC</u>	NAME: <u>BUFORD DRIVE SELF STORAGE, LLC</u>
ADDRESS: <u>5795 ULMERTON ROAD</u>	ADDRESS: <u>1201 PETERSON AVE N</u>
CITY: <u>CLEARWATER</u>	CITY: <u>DOUGLAS</u>
STATE: <u>FLORIDA</u> ZIP: <u>33760</u>	STATE: <u>GA</u> ZIP: <u>31533</u>
PHONE: <u>727-466-3444</u>	PHONE: <u>912-389-8600</u>
CONTACT PERSON: <u>JAKE SEATON</u> PHONE: <u>727-466-3444</u>	
CONTACT'S E-MAIL: <u>JAKE@CSCPROPERTIES.COM</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICTS(S): <u>C-2</u>	PRIOR ZONING CASE: <u>CIC-2011-00007</u>
PARCEL NUMBER(S): <u>R 7091 335</u>	ACREAGE: <u>3.697 AC</u>
ADDRESS OF PROPERTY: <u>1865 AZALEA DRIVE, LAWRENCEVILLE, GA 30043</u>	
PROPOSED CHANGE IN CONDITIONS: <u>OUTDOOR STORAGE FOR VEHICLES</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1 BUILDING, 1 LOT</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>18,027</u>
GROSS DENSITY: _____	DENSITY: <u>7976 SQUARE FEET PER ACRE</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

Legal Description:

All of the tract or parcel of land lying in Land Lot 91, of the 7th District, Gwinnett County, Georgia, and begin more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the northerly right of way of Azalea Drive (having a variable width publicly dedicated right of way) and the easterly right of way of Georgia Highway No. 20 (AKA Buford Drive) (having a variable width publicly dedicated right of way), said capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Georgia Highway No. 20 North 03 degrees 45 minutes 55 seconds West a distance of 229.92 feet to a 5/8-inch capped rebar set; Thence leaving said right of way North 86 degrees 07 minutes 04 seconds East a distance of 598.73 feet to a 5/8-inch capped rebar set; Thence South 51 degrees 20 minutes 17 seconds East a distance of 89.97 feet to a 5/8-inch capped rebar set; Thence South 03 degrees 54 minutes 35 seconds East a distance of 177.45 feet to a capped rebar set on said right of way of Azalea Drive; Thence along said right of way of Azalea Drive the following courses and distances: along a curve to the right, said curve having a radius of 1716.48 feet with an arc distance of 63.52 feet, with a chord bearing of South 86 degrees 38 minutes 46 seconds West and a chord length of 63.52 feet to a 5/8-inch capped rebar set; South 88 degrees 15 minutes 53 seconds West a distance of 138.38 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 918.76 feet with an arc distance of 56.90 feet, with a chord bearing of South 86 degrees 36 minutes 02 seconds West and a chord distance of 56.59 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 614.84 feet with an arc distance of 113.95 feet, with a chord bearing of South 79 degrees 20 minutes 29 seconds West and a chord distance of 113.79 feet to a 5/8-inch capped rebar set; South 72 degrees 58 minutes 24 seconds a distance of 73.74 feet to a 5/8-inch capped rebar set; along a curve to the right, said curve having a radius of 411.42 feet with an arc distance of 87.55 feet, with a chord bearing of South 79 degrees 30 minutes 11 seconds West and a chord distance of 87.38 feet to a 5/8-inch capped rebar set; North 76 degrees 31 minutes 27 seconds West a distance of 142.05 feet to a 5/8-inch capped rebar set, said rebar begin the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 3.697 acres (161,070 square feet).

RECEIVED BY

CIC '19 00 8

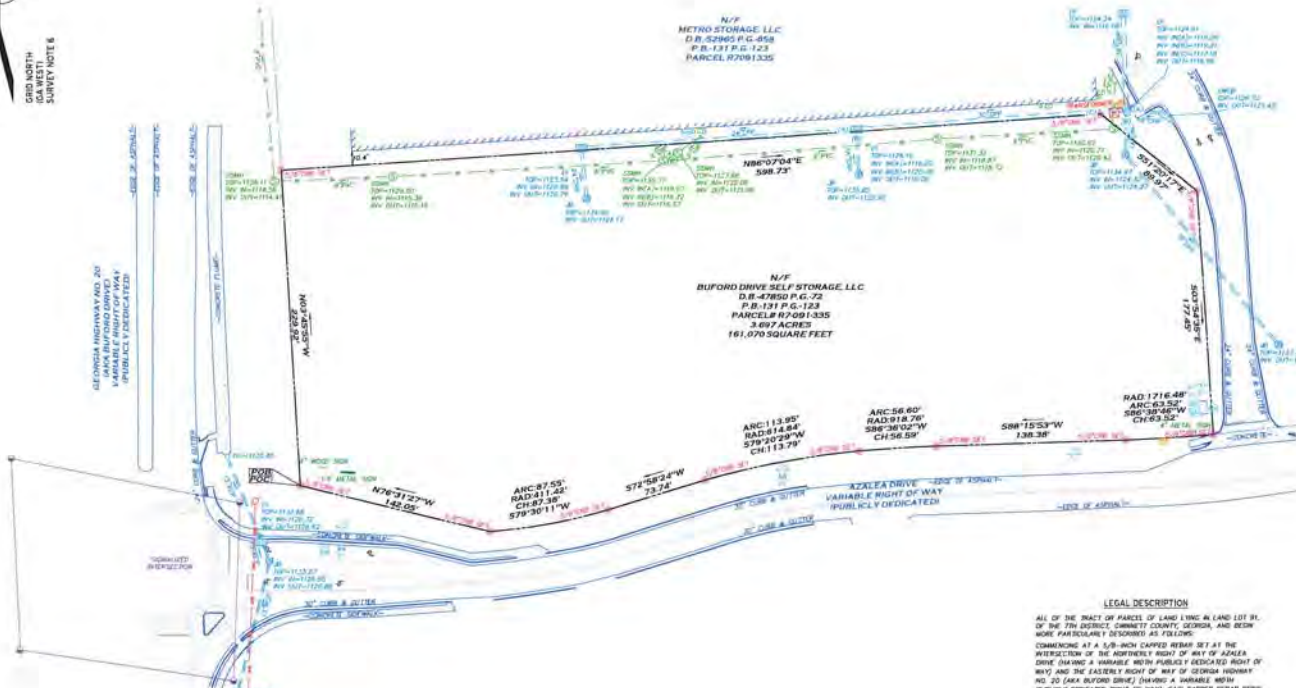
MAR 05 2019

Planning&Development



GRID NORTH
GCA WEST
SURVEY NOTES

GEORGIA HIGHWAY AND 20
MAY BE SUBJECT TO
PUBLIC RIGHT OF WAY
EASEMENTS



SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 20, 2019
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 IN 23,149. THE ANGLE/CURVATURE OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A 5/8-INCH BIAL BEAM REFLECTOR WERE USED - REFLECTOR AND CARBON SURFACED DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1 IN 52,294.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION P OF FLOOD INSURANCE RATE MAP NO. 13026A-M, WITH A DATE OF REVISION OF SEPTEMBER 28, 2006 FOR COMMUNITY NUMBER 13022 IN GWINNETT COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TRIPLET WHEEL LITE GPS RECEIVER UTILIZING GPS-S FOR POST PROCESSING, THE RELATIVE POSITIONING ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.3 FEET HORIZONTAL AND 0.6 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO UNDETERMINED PRESENCE OF CONCEALED SHAFTS, AND/OR BURIAL CHAMBERS AT THE SITE OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN PARAGRAPH 10 HEREON RECORDED IN DEED BOOK 47602 PAGE 72, GWINNETT COUNTY RECORDS.
- 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT THE TIME OF SURVEY.
- 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, MARKING, CONSTRUCTION OR SUBSEQUENT ADDRESS.
- 12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET FRONT OR WHAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIGNALLA REPAIRS.
- 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 14) SUBJECTS PROPERTY HAS DIRECT ACCESS TO AZALEA DRIVE, BEING A PUBLICLY DECODED RIGHT OF WAY.
- 15) SURVEY PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY, NO GAPS, CORNER OR OVERLAPS ARE KNOWN TO EXIST.

LEGAL DESCRIPTION

ALL OF THE TRACT OF PARCELS OF LAND LYING IN LAND LOT 91 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE INTERSECTION OF THE UNDETERMINED RIGHT OF WAY OF AZALEA DRIVE (HAVING A VARIABLE WIDTH PUBLICLY DECODED RIGHT OF WAY AND THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (GAKA RD) (BEING) (HAVING A VARIABLE WIDTH PUBLICLY DECODED RIGHT OF WAY), SAID CAPPED REBAR BEING THE TRUE POINT OF BEGINNING. THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 NORTH 03 DEGREES 40 MINUTES 53 SECONDS WEST AN DISTANCE OF 629.30 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 00 MINUTES 04 SECONDS EAST AN DISTANCE OF 348.20 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 03 DEGREES 30 MINUTES 17 SECONDS EAST AN DISTANCE OF 89.97 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 03 DEGREES 04 MINUTES 20 SECONDS EAST AN DISTANCE OF 772.45 FEET TO A CAPPED REBAR SET ON S&W FRONT OF WAY OF AZALEA DRIVE; THENCE ALONG SAID FRONT OF WAY OF AZALEA DRIVE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 03 DEGREES 30 MINUTES 20 SECONDS EAST AN ARC DISTANCE OF 170.84 FEET WITH AN ARC DISTANCE OF 43.52 FEET WITH A CHORD BEARING OF SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST AND A CHORD LENGTH OF 483.52 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST AN DISTANCE OF 138.38 FEET TO THE LEFT; SAID CURVE HAVING A RADIUS OF 918.79 FEET WITH AN ARC DISTANCE OF 94.80 FEET WITH A CHORD BEARING OF SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST AND A CHORD DISTANCE OF 26.50 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 814.84 FEET WITH AN ARC DISTANCE OF 113.79 FEET WITH A CHORD BEARING OF SOUTH 79 DEGREES 20 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 21.74 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 411.42 FEET WITH AN ARC DISTANCE OF 35.14 FEET WITH A CHORD BEARING OF SOUTH 79 DEGREES 20 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 15.14 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 79 DEGREES 20 MINUTES 24 SECONDS WEST AN DISTANCE OF 74.03 FEET TO A 5/8-INCH CAPPED REBAR SET; SAID REBAR BEING THE TRUE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 3.897 ACRES (RATIO SQUARE FEET).

LEGEND

BEARING/DISTANCE	PROPERTY LINE
---	RECORD CALL
---	BUILDING SETBACK LINE
---	BOUNDARY
---	MINOR CORNER
---	SPOT ELEVATION
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SEWER/SEWER LINE
---	UNDERGROUND ALLEYS LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	WATER METER
---	PIPE HUBWAY
---	SAW HOLE
---	POWER METER
---	SAWNEY OTHER MANHOLE
---	SUMP PUMP
---	SMALL-ORIG CATCH BASIN
---	SMALL-ORIG CATCH BASIN
---	ANCHOR BOLT
---	REBAR
---	CAPPED REBAR
---	CORNER 5/8" HUBWAY
---	OPEN END PIPE
---	LEAKY PIPE
---	CONCRETE
---	CONCRETE
---	CONCRETE
---	CONCRETE
---	CONCRETE
---	CONCRETE
---	CONCRETE
---	CONCRETE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT INVOKE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE STATED HEREON. REFORMATION OF THIS PLAT DOES NOT AFFECT ANY OTHER LOCAL, STATE, FEDERAL, OR FEDERAL REQUIREMENTS, ORDINANCES, REGULATIONS, OR REQUIREMENTS OF RECORDATION, OF SUBMISSION FOR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-9-87.

MITCHELL LOWERY GEORGIA REG. 3109

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
CARTERSVILLE, GA 30127
770-234-8884
WWW.LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.L.P. 002122

RECORDED BY
MAR 05 2019

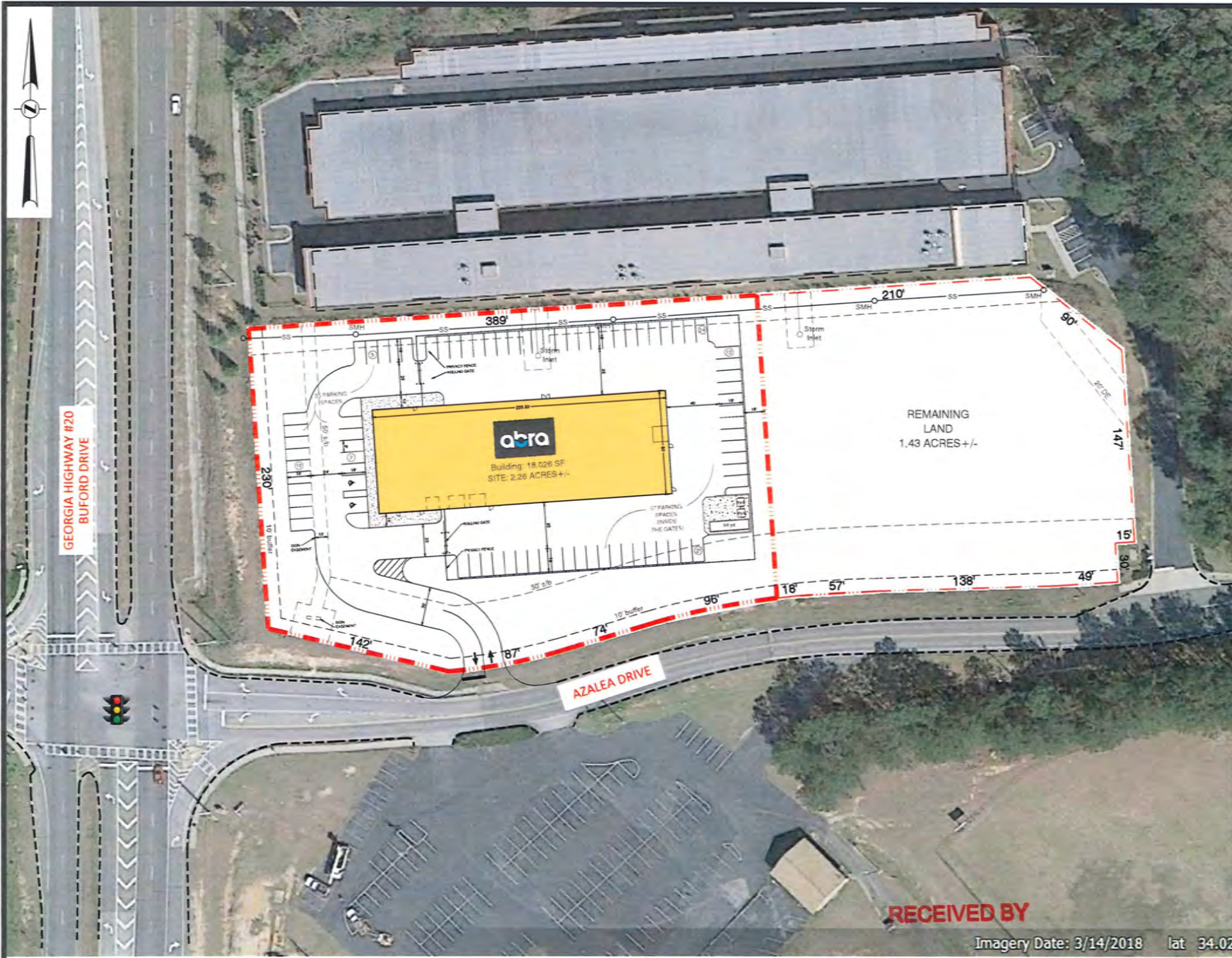
BOUNDARY SURVEY OF:
1800 AZALEA DRIVE
LANCASTERVILLE, GEORGIA 30043
COUNTY: GWINNETT
DISTRICT: 7TH
STATE: GEORGIA
LAND LOT: 91

REVISIONS

DATE	DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: FEBRUARY 22, 2019
JOB #: 19257
SCALE: 1"=40'
DRAWN BY: P. FISHER



GEORGIA HIGHWAY #20
BUFORD DRIVE

AZALEA DRIVE

abra
Building: 18,026 SF
SITE: 2.26 ACRES +/-

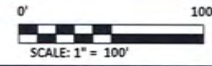
REMAINING
LAND
1.43 ACRES +/-

RECEIVED BY

Imagery Date: 3/14/2018 lat 34.02

CIC '19 00 8

MAR 05 2019



CSC Properties, LLC
5795 Ulmerton Rd, Suite 200
Clearwater, Florida, 33760
727-446-3444



ABRA ~ LAWRENCEVILLE GA

1905 BUFORD DRIVE, LAWRENCEVILLE GA

PROJECT NAME

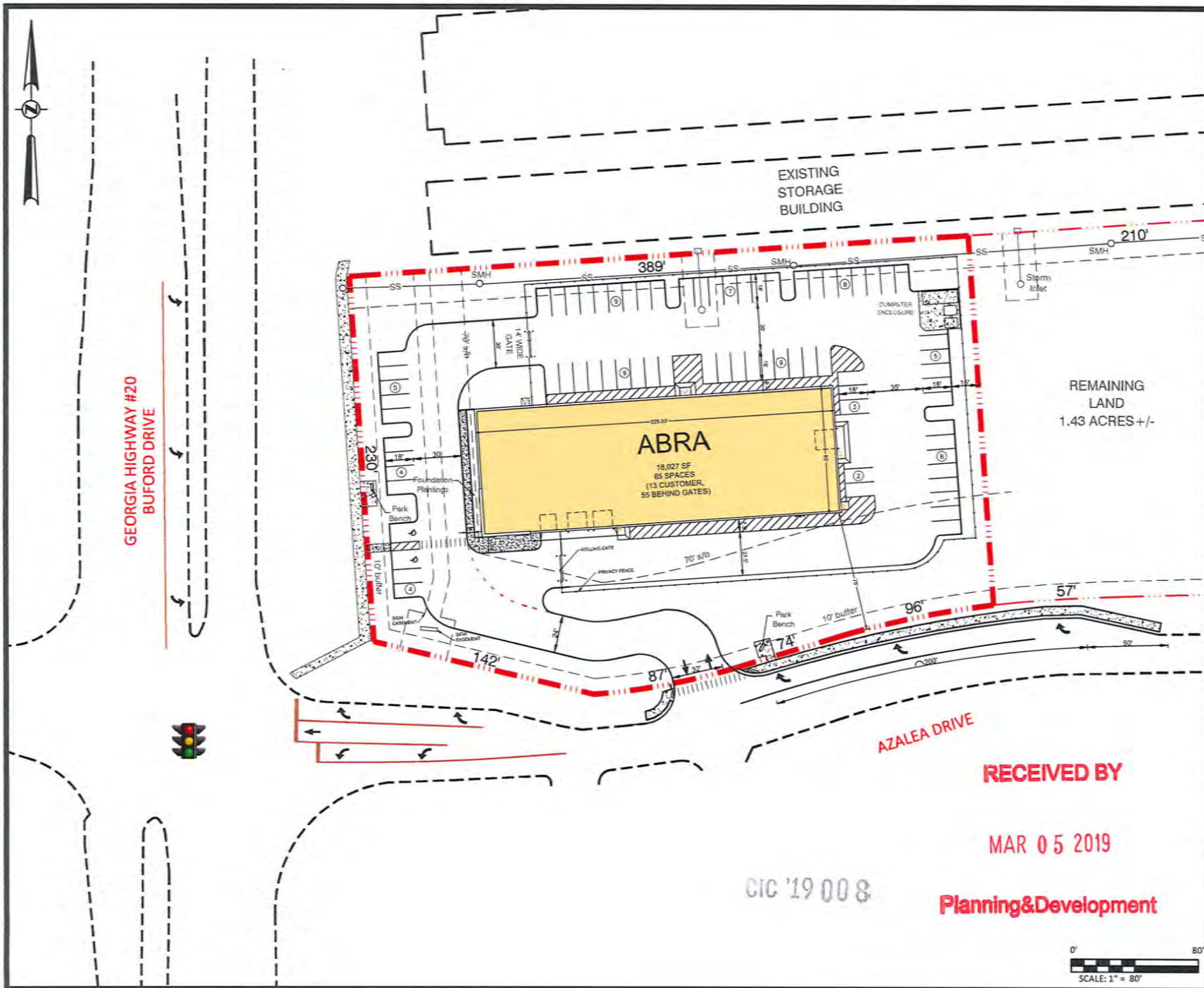
PROJECT LOCATION

DATE

DATE: JAN 28th, 2019

SHEET No.

Concept Plan 1



GEORGIA HIGHWAY #20
BUFORD DRIVE

EXISTING
STORAGE
BUILDING

ABRA

18,027 SF
65 SPACES
(13 CUSTOMER,
55 BEHIND GATES)

REMAINING
LAND
1.43 ACRES +/-

AZALEA DRIVE

RECEIVED BY

MAR 05 2019

Planning & Development

CIC 19 008



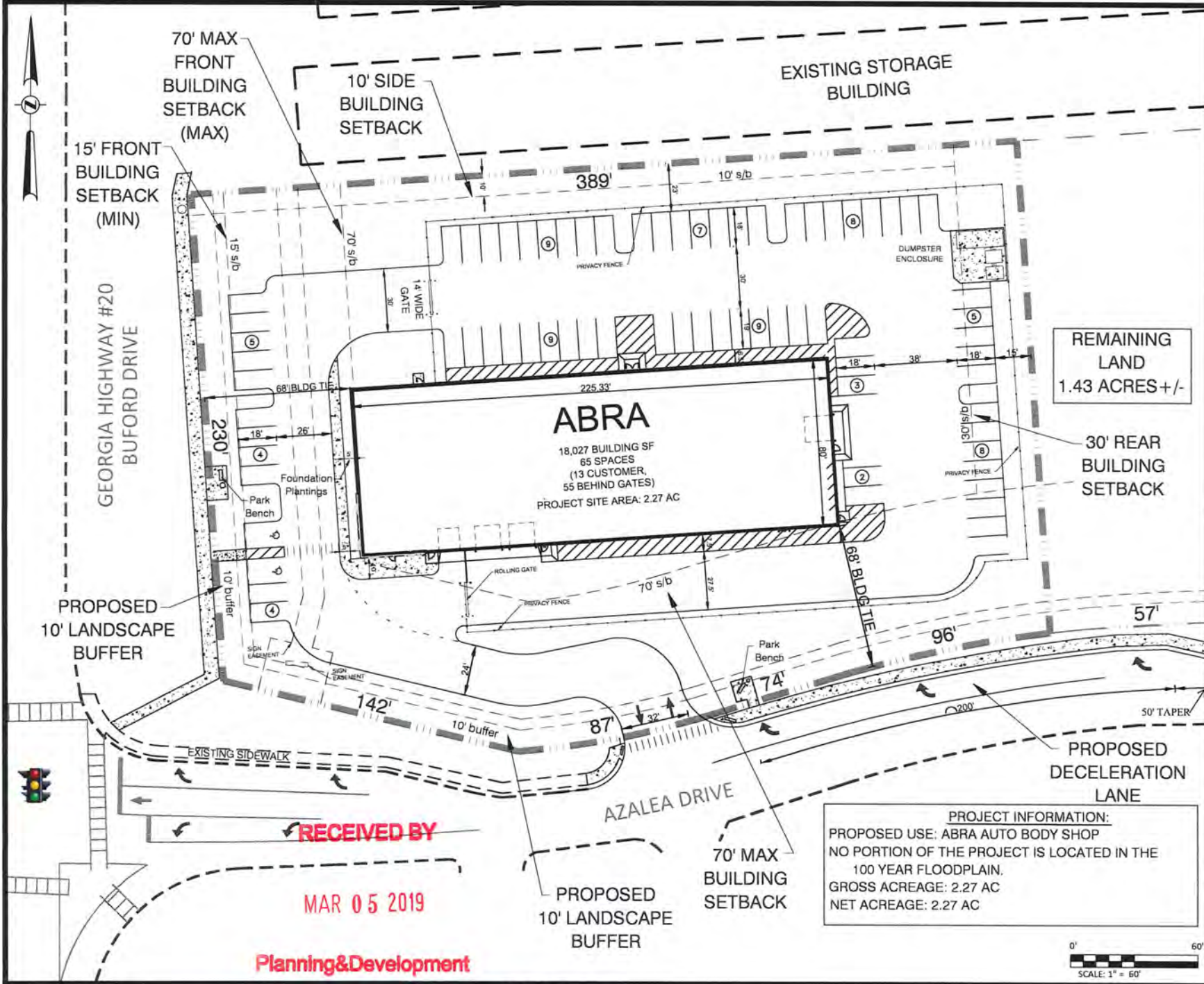
CSC Properties, LLC
5795 Ulmerton Rd, Suite 200
Clearwater, Florida, 33760
727-446-3444



PROJECT NAME ABRA ~ LAWRENCEVILLE GA

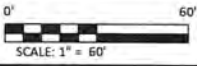
PROJECT LOCATION 1905 BUFORD DRIVE, LAWRENCEVILLE GA

DATE FEB 21st, 2019 **DATE:** FEB 21st, 2019 **CONCEPT PLAN 2 - REVISED PER PRE-APPT MTG**



REMAINING LAND
1.43 ACRES +/-

PROJECT INFORMATION:
 PROPOSED USE: ABRA AUTO BODY SHOP
 NO PORTION OF THE PROJECT IS LOCATED IN THE
 100 YEAR FLOODPLAIN.
 GROSS ACREAGE: 2.27 AC
 NET ACREAGE: 2.27 AC



ABRA ~ LAWRENCEVILLE GA
PROJECT NAME
PROJECT LOCATION
DATE
DATE: FEB 27th, 2019
SITE PLAN

CSC Properties, LLC
 5795 Ulmerton Rd, Suite 200
 Clearwater, Florida, 33760
 727-446-3444

RECEIVED BY

MAR 05 2019

Planning&Development

CIC '19 00 8



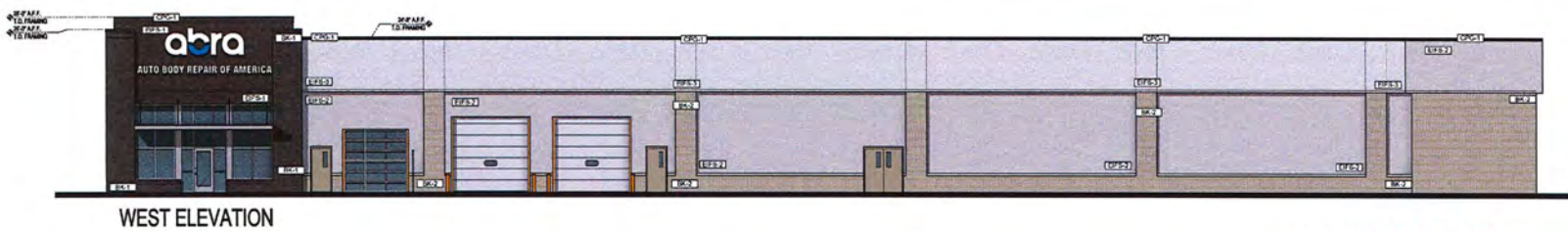
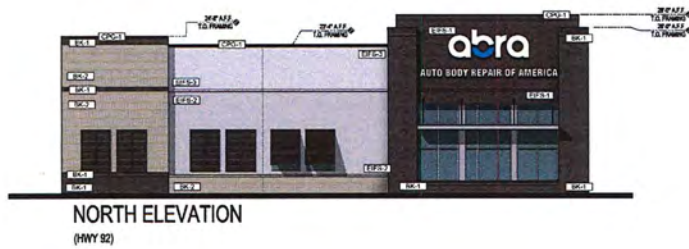
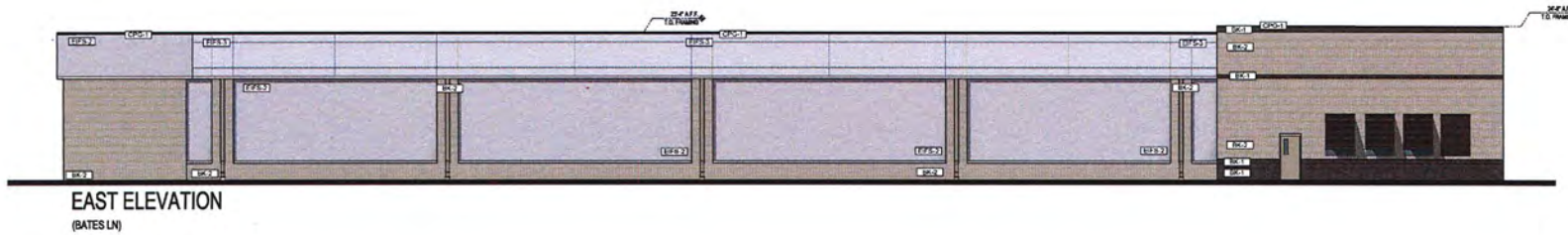
Lawrenceville, GA

AUTO BODY REPAIR OF AMERICA



EXTERIOR FACADE MATERIAL PERCENTAGES				
ELEVATION	BRICK	GLAZING / DOOR	EIFS	TOTAL
WEST	1188 SF (24%)	777 SF (14%)	3755 SF (82%)	5720 SF
NORTH	734 SF (26%)	451 SF (16%)	860 SF (30%)	3045 SF
SOUTH	496 SF (23%)	194 SF (9%)	1264 SF (60%)	1954 SF
EAST	1879 SF (27%)	148 SF (2%)	3223 SF (50%)	5250 SF
TOTALS	4387 SF (26%)	1574 SF (10%)	9123 SF (61%)	15084 SF

EXTERIOR MATERIAL LEGEND	
BK-1	CLOUD BRICK "MIDWEST" (P) (DARK GRAY) MODULAR, VERTICAL
BK-2	ACME BRICK "DRIFTWOOD" (B) (BROWN) MODULAR
EIFS-1	DRYVIT EIFS TO MATCH BK-1
EIFS-2	DRYVIT EIFS #119 "VAN DYKE"
EIFS-3	DRYVIT EIFS #102 "WHITE WHITE"
GLAZ-1	TRANSPARENT GLAZING W/ SOLAR E-COATING, 1" INSULATED GLAZING UNITS
CRP-1	PRE-FINISHED METAL COPING, FAC-CLAD - COLOR TO MATCH BK-1



RECEIVED BY

CIC '19 00 8

MAR 05 2019



CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE PROPOSED CHANGE IN CONDITIONS WILL ALLOW FOR THE PROPOSED AUTO BODY SHOP TO HAVE OUTDOOR STORAGE OF VEHICLES. THIS USE IS SUITABLE IN VIEW OF THE ADJACENT DEVELOPMENT AND NEARBY PROPERTIES ALONG THE BUFORD DRIVE CORRIDOR.

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED CHANGE IN CONDITIONS IS NOT ANTICIPATED TO ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF THE ADJACENT OR NEARBY PROPERTY.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE PROPERTY AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED, BUT A CHANGE IN CONDITIONS WILL ALLOW FOR AN AUTO BODY SHOP WITH OUTDOOR STORAGE TO BE PROPERLY DEVELOPED.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

THE PROPOSED CHANGE IN CONDITIONS IS NOT ANTICIPATED TO CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN, AS IT WILL MAINTAIN A USE CONSISTENT WITH THE CHARACTER AREA DEPICTED ON THE 2030 UNIFIED PLAN FUTURE DEVELOPMENT MAP

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

THERE ARE EXISTING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PARCEL LISTED AS PARCEL NUMBER 7091 335 (CASE NUMBERS REZ-1977-00050, RZC-2007-00003, SUP-2007-00002, SUP-2011-00017, AND CIC-2011-00007). WITH THE EXCEPTION OF THE OUTDOOR STORAGE DESCRIBED ABOVE, THESE CONDITIONS WILL STILL BE MET DURING THE DEVELOPMENT OF THE SITE.

RECEIVED BY



3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
☎ | 770.368.1399
📠 | 770.368.1944
🌐 | www.fg-inc.net

February 27, 2019

By Hand Delivery

Gwinnett County
Department of Planning & Development
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046
Attn: Ashley Nichols

RE: Letter of Intent - Special Use Permit and Change in Conditions Application by CSC Properties, LLC ("Applicant") on behalf of Buford Drive Self Storage ("Owner") with respect to 1865 Azalea Drive, Lawrenceville, Georgia (the "Property")

Ladies and Gentlemen,

Foresite Group Inc has the pleasure of representing Applicant with respect to the attached application. The Applicant seeks a special use permit ("SUP") to operate a proposed ABRA auto body shop on the Property, and a Change in Conditions ("CIC") to allow for outdoor storage on the Property for vehicles. The Property is approximately 3.69 acres, of which 2.27 acres will developed into the proposed auto body shop. There are no current plans for the 1.43-acre portion of the property that is left out of the site plan. The Property is zoned C-2 (Commercial) and is located within the Mall of Georgia Overlay District. The building is proposed to be approximately 18,027 square feet with a façade of brick, EIFS, and/or other materials as depicted in the attached Building Elevations. The proposed site density is approximately 7,941 square feet per acre. The proposed building will be one-story tall, and approximately 28 feet in height. 65 parking spaces proposed, as depicted on the attached Site Plan. The proposed use is suitable in view of the adjacent development and nearby properties along the Buford Drive Corridor. To combat any excessive noise, the bay doors are intended to remain closed at all times. An alarm sounds when bay doors remain open. All automotive work will take place within the limits of the proposed building. Hours of operation are anticipated to be from 8:00AM to 6:00PM Monday thru Friday, 9:00AM to Noon on Saturday, and closed on Sunday.

Sincerely,

Foresite Group Inc.

RECEIVED BY

CIC '19 008

MAR 05 2019

Planning&Development

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



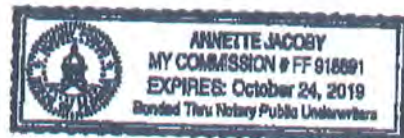
Signature of Applicant

2/26/19

Date

Jake Seaton - Project Manager

Type or Print Name and Title



Annette Jacoby

Signature of Notary Public

02/26/19

Date

Notary Seal

RECEIVED BY

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



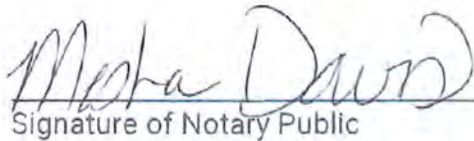
Signature of Property Owner



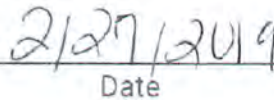
Date



Type or Print Name and Title



Signature of Notary Public



Date




Notary Seal

RECEIVED BY *

CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.


 SIGNATURE OF APPLICANT 2/26/19 Jake Scanton PM
 DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE


 SIGNATURE OF NOTARY PUBLIC 02/26/19
 DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Jake Scanton
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED BY

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: 70 - 91 - 335
(Map Reference Number) District Land Lot Parcel

[Signature] _____
Signature of Applicant Date 2/26/19

Jake Sauton PM _____
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Victorie Schobey _____
NAME TITLE TSA II
2/28/19 _____
DATE

RECEIVED BY

CIC '19 008

MAR 05 2019