

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>BUFORD DRIVE</u> <u>SELF-STORAGE LLC</u>	NAME: <u>SAME</u>
ADDRESS: <u>1201 N. PETERSON AVE</u>	ADDRESS: _____
CITY: <u>DOUGLASS</u>	CITY: _____
STATE: <u>GA.</u> ZIP: <u>31533</u>	STATE: _____ ZIP: _____
PHONE: <u>912-384-0700 X551</u>	PHONE: _____
CONTACT PERSON: <u>SHERWOOD NANCE</u> PHONE: <u>912-384-0700 X551</u>	
APPLICANT'S E-MAIL: <u>snance@lottproperties.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 PRIOR ZONING CASE: S4P-07-002

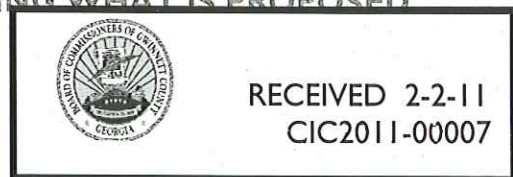
LAND DISTRICT(S): Ath LAND LOT(S): 91 ACREAGE: 9.25

ADDRESS OF PROPERTY: 1855 AZALEA DRIVE

PROPOSED CHANGE IN CONDITIONS: TO ALLOW OUTDOOR STORAGE

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>3</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>98,300</u>
GROSS DENSITY: _____	DENSITY: <u>10,627.7 SF/AC</u>
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Letter of Intent
Georgia Self-Storage, Buford Drive

The applicant/owner Buford Drive Self-Storage, LLC (a subsidiary of Crown Properties Group, LLC) requests a Change of Condition for a prior Special Use Permit, case #SUP-07-002, condition 1.B. "Outdoor storage and truck rental shall be prohibited". Emphasis on the "outdoor storage" portion of the referenced condition only. If the Change of Condition is approved, the applicant/owner further requests a Special Use Permit for the use of outdoor storage limited to "wheeled apparatuses" as further defined below.

At the time of the Special Use Permit application process the applicant did not understand the broad term of "outside storage", assuming that it meant permanent storage outside the fenced compound of materials that might be use for construction, industry, etc as understood in other communities in which Georgia Self-Storage operates. Applicant's desire is to provide a service to and meet the need of the community by accommodating the parked "storage" of wheeled apparatuses such as automobiles, trucks, vans, recreational vehicles, and trailers when they are not in use by their owners.

Off-site "parking", is a need in the community where residential developments that have Home Owner Association covenants that forbid the parking of recreational vehicles, boats, and trailers on properties within the subdivision, as well as extended parking of vehicles on residential streets. Without parking "storage" in facilities like Georgia Self-Storage options for these owners is extremely limited.

As illustrated on the Site Plan provided in the application, Georgia Self-Storage only has 15 existing parking spaces that can be designated for "outside storage". This request is for the use of these 15 spaces for parking only.

As previously stated, applicant did not understand parking was disallowed. A January 7th with a "Notice of Violation" bringing attention to the fact since a van, RV, trailers, and boats on trailers were parked in the designated parking area along the Buford Drive frontage of the facility. These parking spaces are the appropriate size, per Gwinnett County Development Regulations, of 9 feet x 19 feet, thus oversized RV's, trailers and tractor trailers cannot be parked in these spaces.

This parking has limited visual impact on the aesthetics of the Buford Drive corridor. Attached pictures (Exhibit A, B, and C) are taken from the pavement edge of Buford Drive 70 or more feet from the designated parking spaces which are behind an ornamental fence with brick columns and landscape planting including shrubs and trees. The trees are presently dormant (pictures taken January 2011) and provide greater visual screening 7-8 months out of the year.

Buford Drive has a 50 mph speed limit, and the parking area is 150 feet in length. At 50 mph, a passerby has a very limited window of time to actually noticing the storage facility itself, much less the parking in front of it. Additionally, a far more noticeable (and unattractive) "storage" area (Exhibit D) exists diagonally across Buford Drive from



RECEIVED 2-2-11
CIC2011-00007

Georgia Self-Storage for parking of tractor trailers demonstrating that a precedent has been previously established in the area for outdoor storage.

Because the subject parking area is along the Buford Drive frontage the parking area does not have an impact on adjacent residential properties. The only residential property is to the north (n/f Danny Sutton) and is screened by a buffer of existing trees. Additionally, Mr. Sutton's residence is located hundreds of feet off Buford Drive.

We are proud of the Georgia Self-Storage facility and took great care in building it. We always maintain our properties to the up most quality in appearance. It is not our intent to allow any vehicle storage that will distract or compromise the appearance of our property.

Therefore, we respectfully request approval of the Change of Condition, and subsequent Special Use Permit be approved to allow 15 parking spaces to be designated as parking "outside storage" of wheeled apparatuses (cars, vans, trucks, RV's, campers, and trailers) no greater than 25 feet in length and to be in good condition/operational by their owners throughout the storage period.

Thank you.



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SPECIAL USE PERMIT APPLICATION

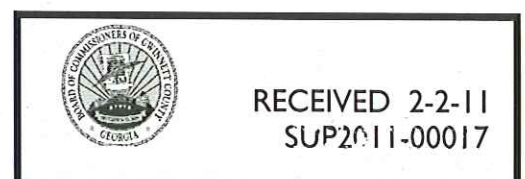
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*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u> BUILDING/LEASED SQUARE FEET: <u>98,306</u>
LAND DISTRICT(S): <u>7th</u> LAND LOT(S): <u>91</u> ACREAGE: <u>9.25</u>
ADDRESS OF PROPERTY: <u>1855 ACHLES ROAD</u>
SPECIAL USE REQUESTED: <u>TO ALLOW OUTDOOR STORAGE</u>

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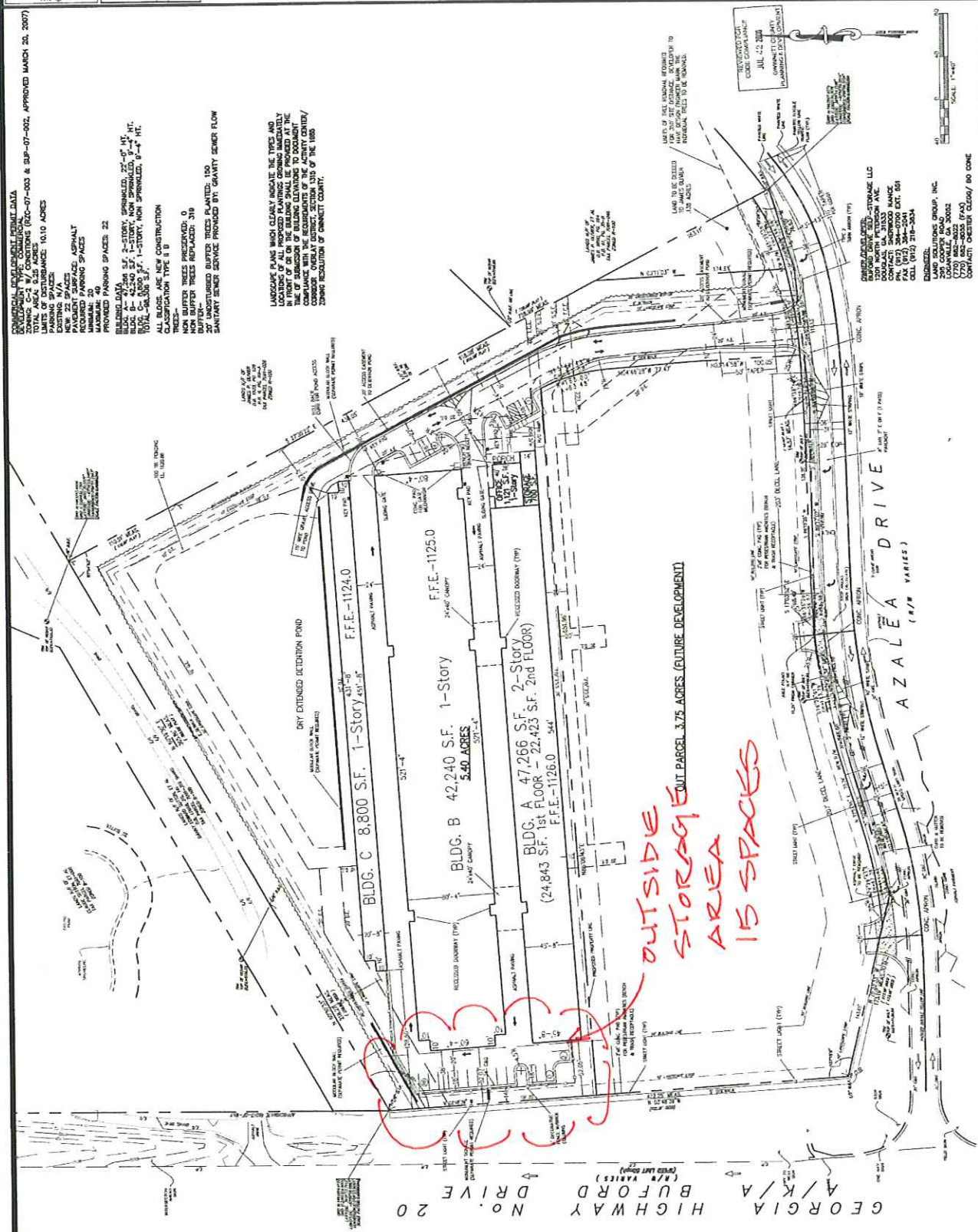
DATE: 6-19-07
 JOB NUMBER: 271-05-101
 FILE LOCATION:



SITE PLAN
 SHEET TITLE
 DRAWN BY: [Name]
 NO. [Number]
 REVISION BY: [Name]
 DATE: [Date]

GEORGIA SELF STORAGE
 1856 AZALEA DRIVE
 LAND LOT 91 - 7th DISTRICT PARCEL 324
 GWINNETT COUNTY PROJECT

RECEIVED 7-7-11
 SUP2011-00017



PROVIDED PARKING SPACES: 22
 BUILDING DATA:
 BLDG. A - 47,266 S.F. 2-Story, Non-Sprinkled, 9'-4" HT.
 BLDG. B - 42,240 S.F. 1-Story, Non-Sprinkled, 9'-4" HT.
 BLDG. C - 8,800 S.F. 1-Story, Non-Sprinkled, 9'-4" HT.
 TOTAL BUILDING S.F.: 98,306 S.F.
 CLASSIFICATION: TYPE II B
 CONSTRUCTION: CONCRETE
 TREES: 0
 NON-BUFFER TREES PRESERVED: 0
 BUFFER TREES REPLACED: 310
 BUFFER TREES TO BE PLANTED: 150
 SANITARY SEWER SERVICE PROVIDED BY: GRAVITY SEWER FLOW

LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND THE TIME OF SEEDING OF PLANTS TO BE PROVIDED AT THE CONSTRUCTION OF THE PROJECT SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER AT THE CITY OF GWINNETT COUNTY, GEORGIA, SECTION 210 OF THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY.

PREPARED BY: [Name]
 CONTRACT: SHOWWOOD MANOR
 1001 NORTH WILLOWWOOD AVE.
 LAWRENCEVILLE, GA 30046
 PHONE: (770) 334-0000 EXT. 501
 CELL: (770) 218-3004
 CONTACT: CHESTER CLAY / BO COLE

GEORGIA HIGHWAY No. 20
 A/K/A BUFORD DRIVE
 AZALEA DRIVE (R/W VARIES)