

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Golden Sands General Contractor</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>Golden Sands General Contractor</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>2500 NW 39th Street</u>
CITY: <u>Buford</u>	CITY: <u>Miami</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>FL</u> ZIP: <u>33142</u>
PHONE: <u>770-614-6511</u>	PHONE: <u>305-633-3336</u>
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</u> Fax: <u>(770) 614-5711</u>	
APPLICANT'S E-MAIL: <u>millcreekconsulting@gmail.com</u>	

*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:	
<u> </u> OWNERS AGENT	<u> X </u> PROPERTY OWNER
<u> </u> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>C-2</u> PRIOR ZONING CASE: <u>RZC-09 00040</u>	
LAND DISTRICT (S): <u> 3 </u>	LAND LOT (S): <u> 004 </u> ACREAGE: <u> 6.7808 </u>
ADDRESS OF PROPERTY: <u>4965 Braselton Highway</u>	
PROPOSED DEVELOPMENT: <u>Landscape & General Contractor w/wholesale and retail Nursery and a Buffer Reduction</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u> </u>	NO. OF BUILDINGS/UNITS: <u> 1 </u>
DWELLING UNIT SIZE (SQ. FT.): <u> </u>	TOTAL GROSS SQUARE FEET: <u> 2,265 </u>
GROSS DENSITY: <u> </u>	DENSITY: <u> 334.40 sq. ft.\ acre </u>
NET DENSITY: <u> </u>	

LETTER OF INTENT
PLEASE ATTACH A LETTER OF INTENT EXPLAINING



RECEIVED 3-2-11
CIC2011-00008

REZONING APPLICANT'S LETTER OF INTENT

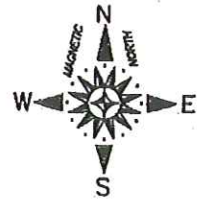
The Applicant, Golden Sands Contracting, requests a Change in Conditions on RZC2009-00040 to allow a landscape contractor with retail and wholesale plant sales as well as a general contractor in the office building. The property is a total of 6.78 acres and is located on Braselton Highway and is found in the 3rd district land lot 004 in Gwinnett County.

The enclosed site plan indicates the existing building is a total of 2,265 square feet and no additions are planned for the structure. The site has been cleared and was used for a number of years as a wholesale lawn and garden center. The business failed and the property was foreclosed on and taken over by the lender. The Bank had the property under contract in 2009 to a Heating and Air Conditioning Contractor and rezoned the property for that use. That contract for the purchase of the property was not completed and the property was recently purchased by Golden Sands Contracting. The proposed use is to reopen the landscape supply business that was at the site for wholesale and retail sales. The main equipment that will be used on the site is a bobcat loader and it will be parked inside the building at night. The site plan shows that the applicant proposes to utilize the existing access onto Braselton Highway as well as the existing monument sign. Golden Sands will utilize the office space for a general contractor's office with no construction equipment to be stored or parked on site. Also, because the site has been cleared and a parking lot paved adjacent to the eastern property line the applicant requests to keep the buffer reduction as approved 0 feet along that side of the property so as to utilize that parking lot. Then because the majority of the property is going to be used as it was for years the applicant is requesting a buffer reduction along the West and South to 0 feet as there are existing walls that can't be moved.

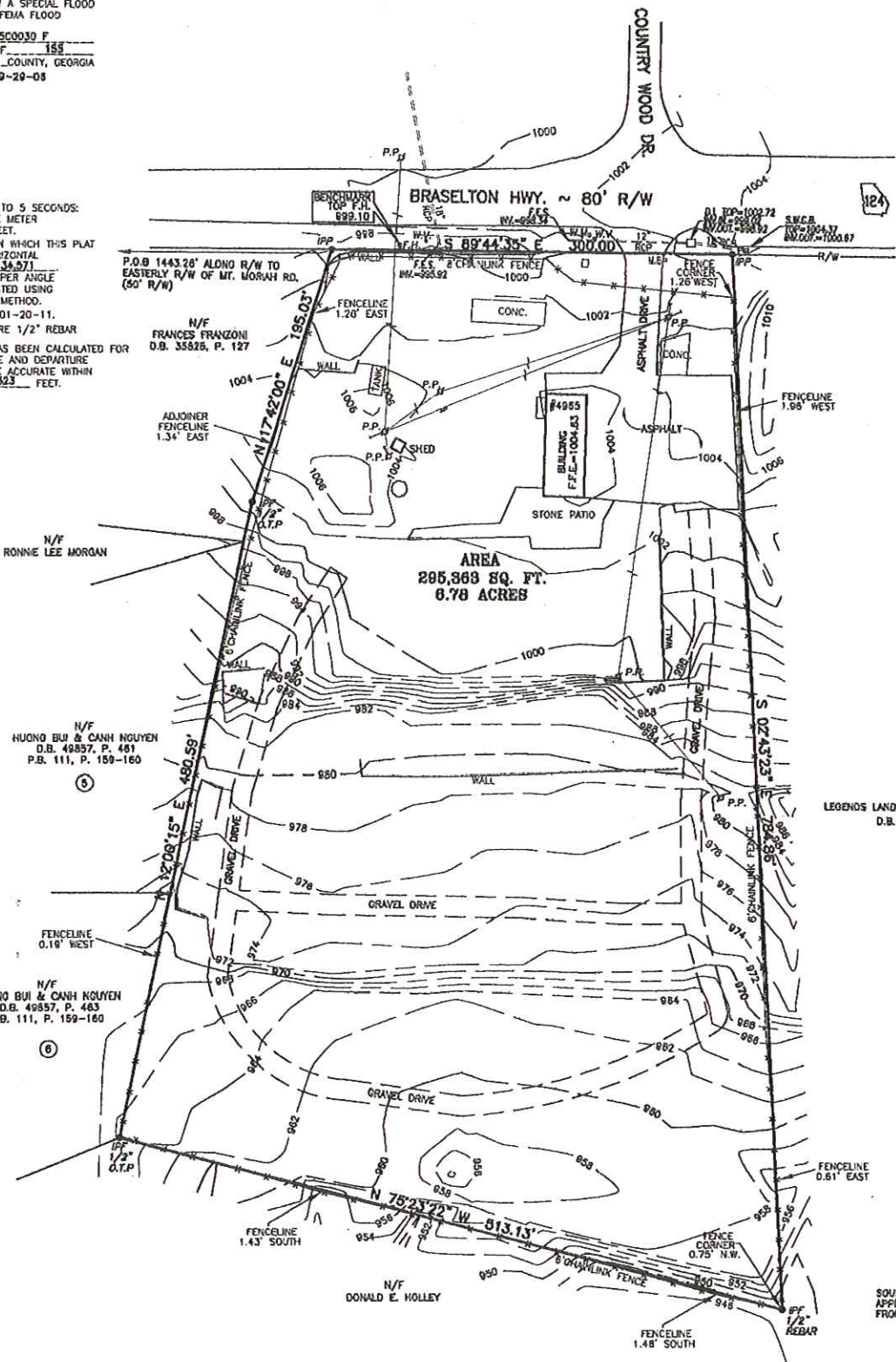


RECEIVED 3-2-11
CIC2011-00008

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 1313500030 F PANEL 30 OF 155 GWINNETT COUNTY, GEORGIA MAP DATED 09-29-03



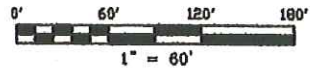
EQUIPMENT USED:
THEODOLITE READING TO 5 SECONDS
ELECTRONIC DISTANCE METER READING TO 0.005 FEET
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 34,271
ANGULAR ERROR: 1" PER ANGLE
TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
FIELD SURVEY DATE: 01-20-11.
IRON PINS PLACED ARE 1/2" REBAR
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 410,323 FEET.



- LEGEND**
- I.P.F. IRON PIN FOUND
 - I.P.P. IRON PIN PLACED
 - LLL LAND LOT LINE
 - LL LAND LOT
 - P.P. POWER POLE
 - P.L. POWER LINE
 - B.L. BUILDING LINE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P. PAGE
 - C.L. CENTERLINE
 - R/W RIGHT-OF-WAY
 - F.H. FIRE HYDRANT
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 - S.E. SANITARY EASEMENT
 - F.E.S. FLARED END SECTION
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 - J.B. JUNCTION BOX
 - C.M.P. CORRUGATED METAL PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - N/P NOW OR FORMERLY
 - O.T.P. OPEN TOP PIPE
 - C.T.P. COVERED TOP PIPE
 - F.F.E. FINISHED FLOOR ELEVATION
 - X- FENCE LINE
 - Rod. RADIUS
 - Ch. CHORD

N/F LEGENDS LAND DEVELOPMENT GROUP, LLC
D.B. 50127, P. 255

SOURCE OF VERTICAL DATUM:
APPROXIMATE MSL AS TAKEN FROM GWINNETT COUNTY G.I.S. MAP



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON OR PERSONS NAMED IN THE TITLE BLOCK.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

GOLDEN SANDS CONTRACTING, INC.

LAND LOT	DISTRICT	SECTION	COUNTY	STATE
4	3RD		GWINNETT	GEORGIA
DATE:	DRAWN BY:	CHECKED BY:	JOB NO.	DSK
01-25-11	EDH	JRT	11007	SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
(770)443-1021

SPECIAL USE PERMIT APPLICATION

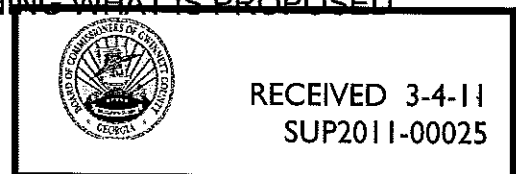
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
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APPLICANT IS THE:	
_____ OWNERS AGENT	<u> X </u> PROPERTY OWNER
_ CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>C-2</u>	REQUESTED ZONING DISTRICT: <u>SUP for General Contractor & Outside Storage</u>
LAND DISTRICT (S): <u>3</u>	LAND LOT (S): <u>004</u>
ACREAGE: <u>6.7808</u>	
ADDRESS OF PROPERTY: <u>4965 Braselton Highway</u>	
PROPOSED DEVELOPMENT: <u>Landscape & General Contractor w/wholesale and retail nursery and a buffer reduction</u>	

LETTER OF INTENT
 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



REZONING APPLICANT'S LETTER OF INTENT

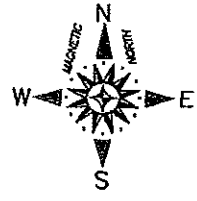
The Applicant, Golden Sands Contracting, requests a Change in Conditions and a Special Use Permit on RZC2009-00040 to allow a landscape contractor with outside storage with retail and wholesale plant sales as well as a general contractor in the office building. The property is a total of 6.78 acres and is located on Braselton Highway and is found in the 3rd district land lot 004 in Gwinnett County.

The enclosed site plan indicates the existing building is a total of 2,265 square feet and no additions are planned for the structure. The site has been cleared and was used for a number of years as a wholesale lawn and garden center. The business failed and the property was foreclosed on and taken over by the lender. The Bank had the property under contract in 2009 to a Heating and Air Conditioning Contractor and rezoned the property for that use. That contract for the purchase of the property was not completed and the property was recently purchased by Golden Sands Contracting. The proposed use is to reopen the landscape supply business that was at the site for wholesale and retail sales. The main equipment that will be used on the site is a bobcat loader and it will be parked inside the building at night. The site plan shows that the applicant proposes to utilize the existing access onto Braselton Highway as well as the existing monument sign. Golden Sands will utilize the office space for a general contractor's office with no construction equipment to be stored or parked on site. Also, because the site has been cleared and a parking lot paved adjacent to the eastern property line the applicant requests to keep the buffer reduction as approved 0 feet along that side of the property so as to utilize that parking lot. Then because the majority of the property is going to be used as it was for years the applicant is requesting a buffer reduction along the West and South to 0 feet as there are existing walls that can't be moved.

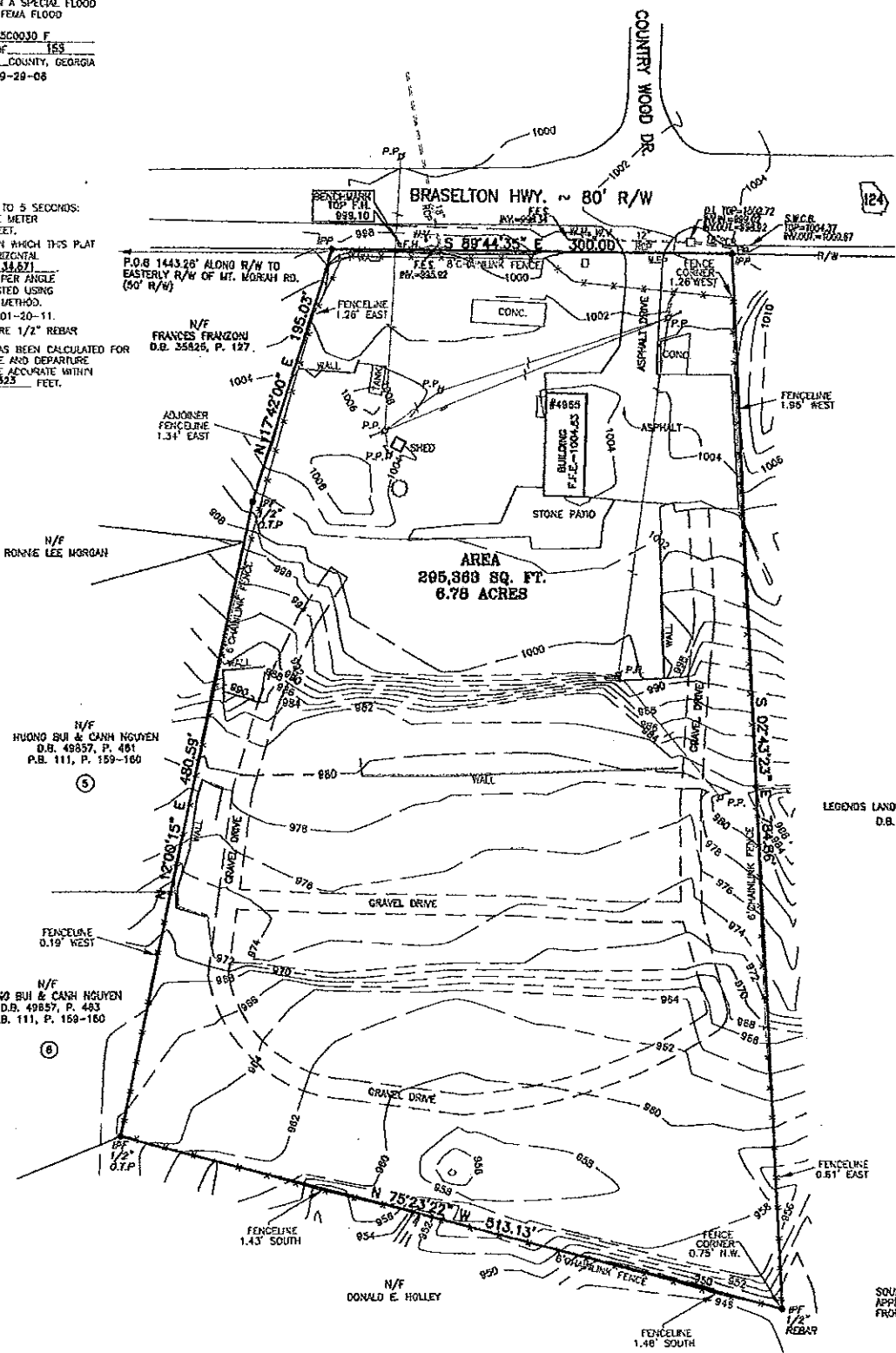


RECEIVED 3-4-11
SUP2011-00025

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP
 NUMBER: 1313500030 F
 PANEL 30 OF 155
 GWINNETT COUNTY, GEORGIA
 MAP DATED 09-29-06



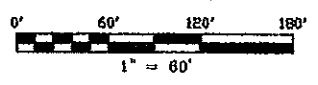
EQUIPMENT USED:
 THEODOLITE READING TO 5 SECONDS;
 ELECTRONIC DISTANCE METER
 READING TO 0.003 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN. 38,821
 ANGULAR ERROR: 1" PER ANGLE
 TRIMMERS WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 FIELD SURVEY DATE: 01-20-11
 IRON PINS PLACED ARE 1/2" REBAR
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 - Rad. RADIUS
 - Ch. CHORD

N/F LEGENDS LAND DEVELOPMENT GROUP, LLC
 D.B. 50127, P. 258

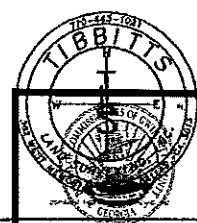
SOURCE OF VERTICAL DATUM:
 APPROXIMATE MSL AS TAKEN FROM GWINNETT COUNTY G.T.S. MAP



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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

GOLDEN SANDS CONTRACTING, INC.

DATE: 01-25-11	DRAWN BY: EKH	CHECKED BY: JRT	GWINNETT JOB NO. 11007	GEORGIA SURVEYOR
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REDFORD SURVEYING INC.
 352 WEST MEDICAL DRIVE, DALLAS, GEORGIA 31532
 SUP2011-00025