

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Childress Klein Properties, Inc.</u>	NAME: <u>Target Corporation</u>
ADDRESS: <u>1960 Satellite Blvd., Suite 4000</u>	ADDRESS: <u>1000 Nicollet Mall, TPN-12K</u>
CITY: <u>Duluth</u>	CITY: <u>Minneapolis</u>
STATE: <u>Georgia</u> ZIP: <u>30097</u>	STATE: <u>Minnesota</u> ZIP: <u>55403</u>
PHONE: <u>(770) 822-0900</u>	PHONE: <u>(612) 671-1545</u>
CONTACT PERSON: <u>Marian C. Adeimy</u> PHONE: <u>(770) 822-0900</u>	
CONTACT'S E-MAIL: <u>madeimy@atclawfirm.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:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>178,116</u>
LAND DISTRICT(S): <u>6th</u>	LAND LOT(S): <u>60</u> ACREAGE: <u>13.572</u>
ADDRESS OF PROPERTY: <u>2055 West Park Place Blvd., Stone Mountain, Georgia</u>	
SPECIAL USE REQUESTED: <u>Indoor storage facility for CK Spacemax Stone Mountain, LLC</u>	
<u>d/b/a SpaceMax Storage.</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

FEB 11 2014

Planning & Development

LEGAL DESCRIPTION FOR SPECIAL USE PERMIT APPLICATION –
2055 WEST PARK PLACE BLVD., STONE MOUNTAIN, GEORGIA

All that Tract of Parcel of Land lying and being located in Land Lot 60, 6th District, Gwinnett County, Georgia and being described as follows:

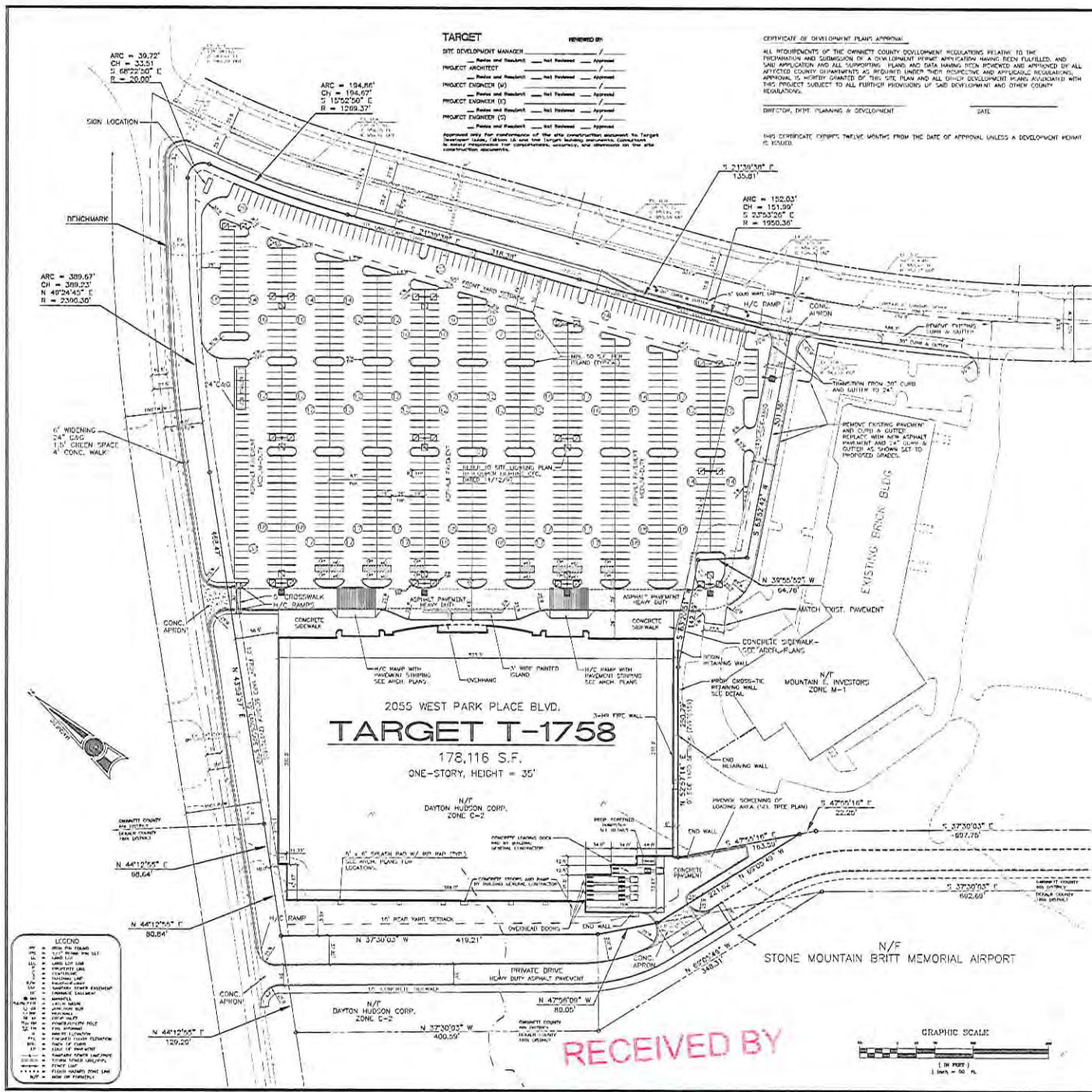
Begin at a point formed by the intersection of the western margin of the right-of-way of West Park Place Boulevard (having a 100 foot right-of-way) with the southeastern margin of the right-of-way of Bermuda Road (Old U.S. Highway #78) (having a 100 foot right-of-way); thence along the western margin of the right-of-way of West Park Place Boulevard and following the arc of a curve to the left a distance of 225.49 feet to a point (said arc being subtended by a chord bearing South 16 degrees 34 minutes 18 seconds East, having a chord distance of 225.19 feet and a radius of 1,269.37 feet); thence South 21 degrees 39 minutes 38 seconds East along the western margin of the right-of-way of West Park Place Boulevard a distance of 454.19 feet to a point; thence along the western margin of the right-of-way of West Park Place Boulevard and following an arc of a curve to the left a distance of 152.03 feet to a point (said arc being subtended by a chord bearing South 23 degrees 53 minutes 26 seconds East, having a chord distance of 151.99 feet and a radius of 1,950.36 feet); thence leaving said right-of-way margin South 63 degrees 52 minutes 42 seconds West a distance of 301.36 feet to a point; thence North 39 degrees 55 minutes 52 seconds West a distance of 64.76 feet to a point; thence South 63 degrees 20 minutes 51 seconds West a distance of 142.99 feet to a point; thence South 52 degrees 57 minutes 14 seconds West a distance of 250.79 feet to a point; thence South 47 degrees 55 minutes 16 seconds East a distance of 163.58 feet to a point; thence North 69 degrees 05 minutes 49 seconds West a distance of 221.62 feet to a point; thence North 47 degrees 56 minutes 09 seconds West a distance of 80.05 feet to a point; thence North 37 degrees 30 minutes 03 seconds West a distance of 419.21 feet to a point located on the southeastern margin of the right-of-way of Bermuda Road, said point also being on the county line common to Gwinnett County and DeKalb County; thence along the southeastern margin of the right-of-way of Bermuda Road North 44 degrees 12 minutes 55 seconds East a distance of 149.48 feet to a point marked by an iron pin located on said right-of-way line and said county line; thence leaving said county line North 43 degrees 59 minutes 57 seconds East along the southeastern margin of the right-of-way of Bermuda Road a distance of 468.47 feet to a point; thence along the southeastern margin of the right-of-way of Bermuda Road and following the arc of a curve to the right a distance of 420.66 feet to the point of beginning (said arc being subtended by a chord bearing North 49 degrees 02 minutes 28 seconds East, having a chord distance of 420.12 feet, and a radius of 2,390.30 feet), said tracts or parcels of land containing 13.5722 acres, more or less, and being designated as "Parcel 1," "Parcel 2," and "Parcel 6A" on that certain survey for Dayton Hudson Corporation & James M. Williams, Jr. & Virgil R. Williams & Mountain East Investors, & Isakson-Bamhart Development Company, LLC & Stone Mountain-Britt Memorial Airport, Inc., & Stone Mountain Memorial Association, & Chicago Title Insurance Company, prepared by Survey Concepts, Inc., dated April 11, 1996, last revised October 6, 1997, bearing seal and certification of O. Eugene Kay, Georgia Registered Land Surveyor No. 1943, said survey being incorporated herein by reference thereto.

RECEIVED BY

FEB 11 2014

Planning & Development

SUP '14 0 2 1



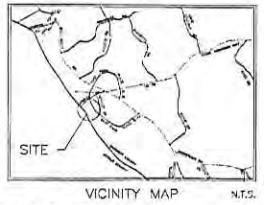
TARGET

REVISIONS ON	DATE	BY
1. SITE DEVELOPMENT MANAGER	Not Feasible	Approved
2. PROJECT ARCHITECT	Not Feasible	Approved
3. PROJECT ENGINEER (SE)	Not Feasible	Approved
4. PROJECT ENGINEER (E)	Not Feasible	Approved
5. PROJECT ENGINEER (C)	Not Feasible	Approved

CERTIFICATE OF DEVELOPMENT PLAN APPROVAL

ALL REQUIREMENTS OF THE COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE SUBMITTAL AND COMPLETION OF A DEVELOPMENT PLAN APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL APPLICABLE COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

DIRECTOR, DEPT. PLANNING & DEVELOPMENT _____ DATE _____



- GENERAL SITE NOTES**
1. SEE AREA & 1758 ADJ.
 2. PROJECT AREA TO BE ADJACENT TO BROAD CREEK DRIVE
 3. EXISTING LOT AREA IS 10.17 ACRES (438,000 S.F.)
 4. EXISTING BUILDING FOOTPRINT IS 10,000 S.F.
 5. EXISTING BUILDING IS 10,000 S.F.
 6. EXISTING BUILDING IS 10,000 S.F.
 7. EXISTING BUILDING IS 10,000 S.F.
 8. EXISTING BUILDING IS 10,000 S.F.
 9. EXISTING BUILDING IS 10,000 S.F.
 10. EXISTING BUILDING IS 10,000 S.F.
 11. EXISTING BUILDING IS 10,000 S.F.
 12. EXISTING BUILDING IS 10,000 S.F.
 13. EXISTING BUILDING IS 10,000 S.F.
 14. EXISTING BUILDING IS 10,000 S.F.
 15. EXISTING BUILDING IS 10,000 S.F.
 16. EXISTING BUILDING IS 10,000 S.F.
 17. EXISTING BUILDING IS 10,000 S.F.
 18. EXISTING BUILDING IS 10,000 S.F.
 19. EXISTING BUILDING IS 10,000 S.F.
 20. EXISTING BUILDING IS 10,000 S.F.
 21. EXISTING BUILDING IS 10,000 S.F.
 22. EXISTING BUILDING IS 10,000 S.F.
 23. EXISTING BUILDING IS 10,000 S.F.
 24. EXISTING BUILDING IS 10,000 S.F.
 25. EXISTING BUILDING IS 10,000 S.F.
 26. EXISTING BUILDING IS 10,000 S.F.
 27. EXISTING BUILDING IS 10,000 S.F.
 28. EXISTING BUILDING IS 10,000 S.F.
 29. EXISTING BUILDING IS 10,000 S.F.
 30. EXISTING BUILDING IS 10,000 S.F.
 31. EXISTING BUILDING IS 10,000 S.F.
 32. EXISTING BUILDING IS 10,000 S.F.
 33. EXISTING BUILDING IS 10,000 S.F.
 34. EXISTING BUILDING IS 10,000 S.F.
 35. EXISTING BUILDING IS 10,000 S.F.
 36. EXISTING BUILDING IS 10,000 S.F.
 37. EXISTING BUILDING IS 10,000 S.F.
 38. EXISTING BUILDING IS 10,000 S.F.
 39. EXISTING BUILDING IS 10,000 S.F.
 40. EXISTING BUILDING IS 10,000 S.F.
 41. EXISTING BUILDING IS 10,000 S.F.
 42. EXISTING BUILDING IS 10,000 S.F.
 43. EXISTING BUILDING IS 10,000 S.F.
 44. EXISTING BUILDING IS 10,000 S.F.
 45. EXISTING BUILDING IS 10,000 S.F.
 46. EXISTING BUILDING IS 10,000 S.F.
 47. EXISTING BUILDING IS 10,000 S.F.
 48. EXISTING BUILDING IS 10,000 S.F.
 49. EXISTING BUILDING IS 10,000 S.F.
 50. EXISTING BUILDING IS 10,000 S.F.

PARKING SUMMARY

PARKING REQUIRED:	5 SP. PER 1000 S.F.
(178,116 S.F. / 1000 S.F.) * 5 SPACES = 891 SPACES	
25% REDUCTION APPROVED PER VARIANCE NO. 1758-06-1	
TOTAL PARKING REQUIRED = 673 SPACES	
PARKING PROVIDED:	691 SPACES
HANDICAPPED SPACES REQUIRED:	2% OF TOTAL PARKING SPACES PROVIDED
2% OF 691 SPACES = 14 SPACES	
HANDICAPPED SPACES PROVIDED:	15 SPACES (ALL VAN ACCESSIBLE)

OWNER REPRESENTATIVE
TARGET STORES
 2055 BROAD CREEK DRIVE
 STONE MOUNTAIN, GEORGIA 30087
 CONTACT: MR. STAN BACHMAN
 PHONE: 770-336-0483

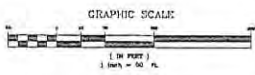
DEVELOPER
 IBAKON BARNHART DEVELOPMENT CO.
 215 TECHNOLOGY PARKWAY SOUTH
 SUITE 201
 NORCROSS, GEORGIA 30092
 CONTACT: MR. ANDY IBAKON
 PHONE: 770-417-1788

- THIS PROJECT HAS BEEN APPROVED BY THE COUNTY'S DEPT. OF PLANNING & DEVELOPMENT ON FEBRUARY 11, 2014. THE APPROVAL IS SUBJECT TO THE COMPLETION OF ALL REQUIRED PERMITS AND THE OBTAINING OF ALL NECESSARY APPROVALS FROM ALL APPLICABLE COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS. APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.
- THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. TO PROTECT THE USE OF THE PROPERTY AS FOLLOWS:
 - A. RETAIL AND SERVICE CONVENIENCE AND ACCESSORY USES.
 - B. TO BECOME PART OF THE COMMUNITY DEVELOPMENT.
 2. TO MAINTAIN THE FOLLOWING SITE DEVELOPMENT CHARACTERISTICS:
 - A. MAINTAIN A SIGNAGE AND LIGHTING PROGRAM THAT IS APPROPRIATE FOR THE PROPERTY AND THE COMMUNITY DEVELOPMENT.
 - B. TO MAINTAIN THE EXISTING TREES AND OTHER NATURAL FEATURES AND TO PLANT NEW TREES AND OTHER NATURAL FEATURES TO MAINTAIN THE EXISTING TREES AND OTHER NATURAL FEATURES.
 - C. TO MAINTAIN THE EXISTING BUILDING AND TO REPAIR OR REPLACE AS NECESSARY.
 - D. TO MAINTAIN THE EXISTING DRIVEWAY AND TO REPAIR OR REPLACE AS NECESSARY.
 - E. TO MAINTAIN THE EXISTING SIDEWALKS AND TO REPAIR OR REPLACE AS NECESSARY.
 - F. TO MAINTAIN THE EXISTING PARKING SPACES AND TO REPAIR OR REPLACE AS NECESSARY.
 - G. TO MAINTAIN THE EXISTING UTILITY LINES AND TO REPAIR OR REPLACE AS NECESSARY.
 - H. TO MAINTAIN THE EXISTING FENCE AND TO REPAIR OR REPLACE AS NECESSARY.
 - I. TO MAINTAIN THE EXISTING SIGNAGE AND TO REPAIR OR REPLACE AS NECESSARY.
 - J. TO MAINTAIN THE EXISTING LIGHTING AND TO REPAIR OR REPLACE AS NECESSARY.
 - K. TO MAINTAIN THE EXISTING SECURITY AND TO REPAIR OR REPLACE AS NECESSARY.
 - L. TO MAINTAIN THE EXISTING LANDSCAPE AND TO REPAIR OR REPLACE AS NECESSARY.
 - M. TO MAINTAIN THE EXISTING WATER AND SEWER SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - N. TO MAINTAIN THE EXISTING GAS AND OIL SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - O. TO MAINTAIN THE EXISTING ELECTRICAL SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - P. TO MAINTAIN THE EXISTING COMMUNICATIONS SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - Q. TO MAINTAIN THE EXISTING FIRE PROTECTION SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - R. TO MAINTAIN THE EXISTING PEST CONTROL SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - S. TO MAINTAIN THE EXISTING AIR QUALITY SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - T. TO MAINTAIN THE EXISTING SOIL AND WATER QUALITY SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - U. TO MAINTAIN THE EXISTING CLIMATE CONTROL SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - V. TO MAINTAIN THE EXISTING SOUND AND VIBRATION SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - W. TO MAINTAIN THE EXISTING TRANSPORTATION SYSTEMS AND TO REPAIR OR REPLACE AS NECESSARY.
 - X. TO MAINTAIN THE EXISTING UTILITIES AND TO REPAIR OR REPLACE AS NECESSARY.
 - Y. TO MAINTAIN THE EXISTING STRUCTURES AND TO REPAIR OR REPLACE AS NECESSARY.
 - Z. TO MAINTAIN THE EXISTING EQUIPMENT AND TO REPAIR OR REPLACE AS NECESSARY.

LEGEND

1.0	EXISTING BUILDING
2.0	EXISTING DRIVEWAY
3.0	EXISTING SIDEWALK
4.0	EXISTING PARKING
5.0	EXISTING UTILITY
6.0	EXISTING FENCE
7.0	EXISTING SIGNAGE
8.0	EXISTING LIGHTING
9.0	EXISTING SECURITY
10.0	EXISTING LANDSCAPE
11.0	EXISTING WATER
12.0	EXISTING SEWER
13.0	EXISTING GAS
14.0	EXISTING ELECTRICAL
15.0	EXISTING COMMUNICATIONS
16.0	EXISTING FIRE PROTECTION
17.0	EXISTING PEST CONTROL
18.0	EXISTING AIR QUALITY
19.0	EXISTING SOIL
20.0	EXISTING WATER QUALITY
21.0	EXISTING CLIMATE CONTROL
22.0	EXISTING SOUND
23.0	EXISTING VIBRATION
24.0	EXISTING TRANSPORTATION
25.0	EXISTING UTILITIES
26.0	EXISTING STRUCTURES
27.0	EXISTING EQUIPMENT

RECEIVED BY
 FEB 11 2014
 Planning & Development



Precision Planning, Inc.
 400 S. 24th St., Suite 200
 Stone Mountain, GA 30087
 (770) 522-2222

TARGET T-1758
STONE MOUNTAIN, GA
 LAND LOT 60, 6TH DISTRICT
 GWINNETT COUNTY

SITE PLAN

DATE	NO.	DESCRIPTION	STATUS
02/11/14	1	PRELIMINARY	ISSUED
02/11/14	2	REVISED	ISSUED
02/11/14	3	REVISED	ISSUED
02/11/14	4	REVISED	ISSUED
02/11/14	5	REVISED	ISSUED
02/11/14	6	REVISED	ISSUED
02/11/14	7	REVISED	ISSUED
02/11/14	8	REVISED	ISSUED
02/11/14	9	REVISED	ISSUED
02/11/14	10	REVISED	ISSUED

RELEASE

C-1

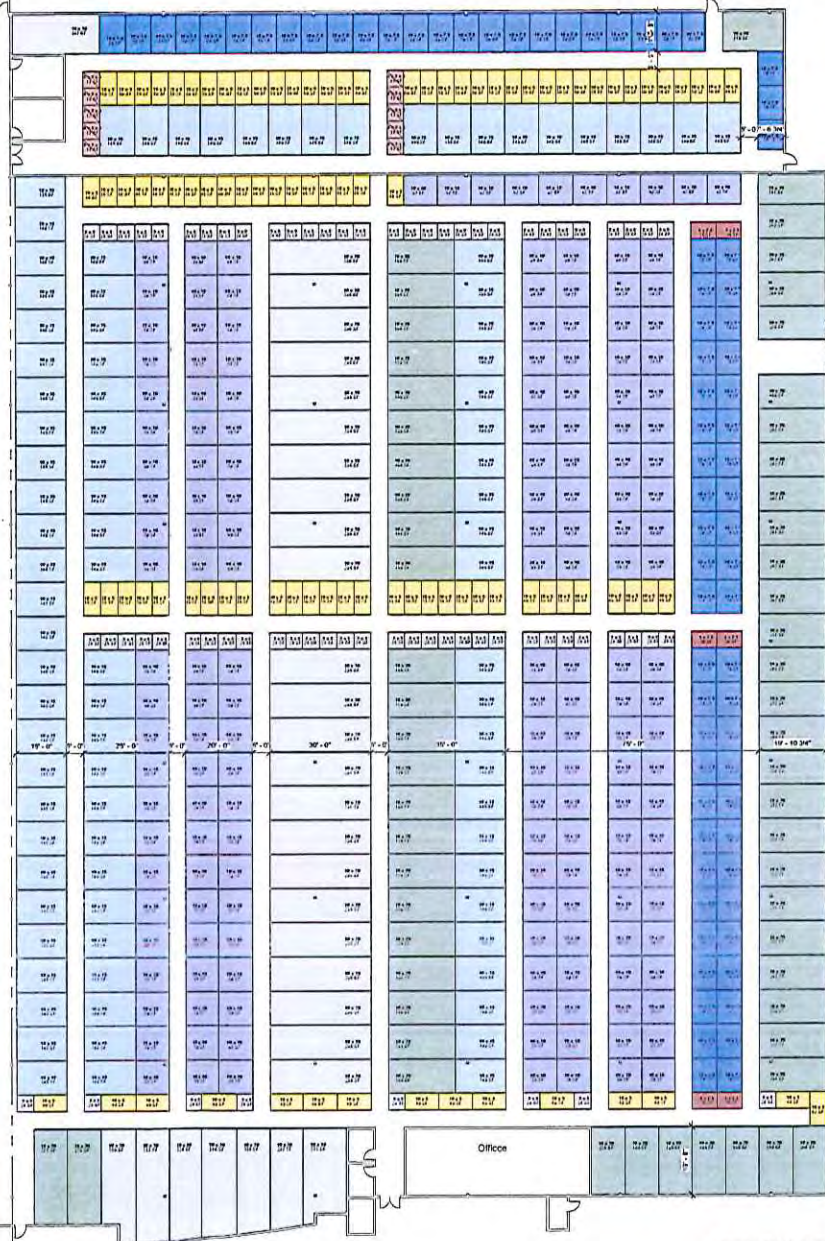
RECEIVED BY

FEB 11 2014

Planning & Development

SUP '14 0 2 1
 SUP '14 (1)

1st Unit Mix Schedule			
Count	Name	Rent As	%
68	5 x 5	1700	11%
20	5 x 5 x 4	500	3%
6	5 x 7.5	225	1%
99	10 x 5	4950	16%
75	10 x 7.5	5625	13%
171	10 x 10	17100	28%
91	10 x 15	13650	15%
59	10 x 20	11800	10%
31	10 x 30	9300	5%
620		64850	100%



- 5 x 5
- 5 x 5 x 4
- 5 x 7.5
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20
- 10 x 30

JANUS
INTERNATIONAL

131 East Lake Road
 Temple, Georgia 30179
 (866) 562-2590 Toll-Free
 770-562-0886
 www.janusintl.com

Stone Mountain,
 GA

Proposed Self Storage

Drawn For Childress Klein

Project # 17807

Rev #	Date

Drawn On 08.12.13
 Drawn By D. Johnson
 Checked By M. Hodges

J101
 First Floor

1/16" = 1'-0"

RECEIVED BY

FEB 1 1 2014

SUP '14 0 2 1

Planning & Development

The floor plan shows a large rectangular building layout with a grid system. Key sections include 'QUAD "A" ST. SHEET 210', 'QUAD "B" ST. SHEET 210', 'QUAD "C" ST. SHEET 210', and 'QUAD "D" ST. SHEET 210'. A central 'SUNSHINE' area is also indicated. The plan includes numerous rooms, service areas, and structural columns. A detailed legend and notes are provided at the bottom of the plan.

GENERAL NOTES

- 1. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 2. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 3. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 4. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 5. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 6. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 7. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 8. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 9. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.
- 10. FOR PARTITION WALLS, 1/2" WOOD PANEL TO FACE.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.

T-1158

FLOOR PLAN

NO.	DESCRIPTION	DATE
1	REVISED	1/10/14
2	REVISED	1/10/14
3	REVISED	1/10/14
4	REVISED	1/10/14
5	REVISED	1/10/14
6	REVISED	1/10/14
7	REVISED	1/10/14
8	REVISED	1/10/14
9	REVISED	1/10/14
10	REVISED	1/10/14

TARGET ARCHITECTURAL CONSULTING 33 SOUTH WALK STREET ANNAPOLIS, MARYLAND 20703 Tel: 410.443.7400	TARGET 2055 WEST PARK PLACE BLVD. 114,462 S.F. ONE STORY, HEIGHT = 32'-0"		<table border="1"><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>1</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>2</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>3</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>4</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>5</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>6</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>7</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>8</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>9</td><td>REVISED</td><td>1/10/14</td></tr><tr><td>10</td><td>REVISED</td><td>1/10/14</td></tr></table>	NO.	DESCRIPTION	DATE	1	REVISED	1/10/14	2	REVISED	1/10/14	3	REVISED	1/10/14	4	REVISED	1/10/14	5	REVISED	1/10/14	6	REVISED	1/10/14	7	REVISED	1/10/14	8	REVISED	1/10/14	9	REVISED	1/10/14	10	REVISED	1/10/14	STONE MT. GEORGIA 2055 WEST PARK PLACE BLVD. STONE MOUNTAIN, GA 30087 T-1758 SUPD DOLAN 211758 11	FLOOR PLAN	A1
NO.	DESCRIPTION	DATE																																					
1	REVISED	1/10/14																																					
2	REVISED	1/10/14																																					
3	REVISED	1/10/14																																					
4	REVISED	1/10/14																																					
5	REVISED	1/10/14																																					
6	REVISED	1/10/14																																					
7	REVISED	1/10/14																																					
8	REVISED	1/10/14																																					
9	REVISED	1/10/14																																					
10	REVISED	1/10/14																																					

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

See Exhibit "B".

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

See Exhibit "B".

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

See Exhibit "B".

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

See Exhibit "B".

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

See Exhibit "B".

- (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 SPECIAL USE PERMIT:

See Exhibit "B".

RECEIVED BY

FEB 11 2014

SUP '14 0 2 1

EXHIBIT "B"
SPECIAL USE PERMIT - APPLICANT'S RESPONSE

- A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES:

Yes. The subject property is located near a primary arterial and near Highway 78, a major highway. The subject property is located directly across from the Stone Mountain Tennis Center and adjacent to a variety of commercial/retail uses, as well as other commercial/retail and service establishments on both sides of Highway 78 in either direction. The proposed retail climate-controlled storage facility is consistent with the commercial uses and development of adjacent and nearby properties, both residential and commercial, and will serve those occupants. The proposed self-storage facility would also be a far less intensive use than traditional commercial/retail uses from the standpoint of generating far less traffic, noise, sewer and other impacts. The proposed use will promote safety in the area with 24-hour security measures. As the storage use and commercial classification for property located in a major commercial corridor and is entirely consistent with the uses and zoning of every other piece of property up and down either side of this portion of Highway 78, this special use permit proposes a use that is ideally suited to and consistent with adjacent and nearby property.

- B) WHETHER A PROPOSED SPECIAL USE PERMIT WOULD ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No, this request proposes a use that is entirely consistent with the uses and zoning of every other property on both sides of Highway 78 in either direction and will not adversely affect these properties. As historically provided by the Applicant, this request will be an attractive, high-quality and unobtrusive self storage facility, will maintain the existing building, formally a Target store, with far fewer adverse impacts than the previous commercial/retail uses for this property, including a drastic reduction in traffic.

- C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No. The size and location of the existing building, as well as years of non-use, offer more than enough evidence that there is little to no market interest in the property. In light of these factors, the subject property has virtually no economic value as currently zoned and without the requested special use permit.

RECEIVED BY

SUP '14 0 2 1

FEB 11 2014

Planning & Development

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

No, this property is located in an area with public water and sewer availability, and convenient access fronting on a major thoroughfare. This use will actually have far less impact on existing streets, transportation facilities and utilities than the prior retail/commercial use and will have absolutely no impact on the schools.

- E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. The 2030 Uniform Plan identifies the subject property for Community and Corridor Mixed-Use, making the requested special use permit entirely consistent with the Land Use Plan.

- F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT.

Yes. (1) The location of the subject property along a major thoroughfare, such as Highway 78, and (2) Existing building size and related infrastructure challenges make use and development for anything other than a retail self-storage facility difficult if not commercially impossible.

RECEIVED BY SUP '14 0 2 1

FEB 11 2014

Planning & Development

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE (770) 822-9680
www.atclawfirm.com

Marian C. Adeimy, Esq.

Email: madeimy@atclawfirm.com

LETTER OF INTENT FOR SPECIAL USE PERMIT APPLICATION

The Applicant, Childress Klein Properties, Inc., authorized agent for CK Spacemax Stone Mountain, LLC d/b/a SpaceMax Storage (hereafter, collectively the "Applicant"), submits this Special Use Permit Application for the property located at 2055 West Park Place Boulevard, Stone Mountain, Georgia (hereinafter, the "Property") previously housing a Target store and located across from the existing Stone Mountain tennis center. The subject property covered by this Application is currently zoned C2 – General Business District.

The Applicant intends to develop the property as a retail climate-controlled personal storage/mini-warehouse facility. The proposed use would be designed to meet Gwinnett County development standards and would be entirely consistent with the existing major commercial corridor in which it is located. The proposed use would also be less intensive and generate far less traffic and other impacts on adjacent properties than would the previously approved commercial/retail uses. Self-storage facilities are a quiet, unobtrusive and low-impact use. The Site Plan and existing building, a former Target store, provides efficient circulation for ingress/egress to the proposed facility, as well as interparcel access for nearby uses. The Property has remained unused for a number of years, and in addition to the size of the building, the current zoning and conditions make the Property unmarketable with no reasonable, economic use.

The proposed use is consistent with the 2030 Unified Plan Future Development Map, identifying the property around and near Highway 78 as Community and Corridor Mixed-Use, and is consistent with the intent of the Zoning Ordinance for C-2 uses and the permitted special uses. The property also has access to a public water supply, public sanitary sewer, and convenient access to collector streets, major thoroughfares and a major state highway.

This proposed zoning would result in a historically, high-quality commercial development and provide a retail storage option for the residents in that part of Gwinnett County. Applicant and its representatives welcome the opportunity to meet with Planning and Development staff to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.

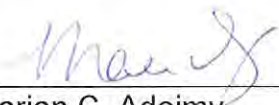
Respectfully submitted this 6th day of February, 2014,

ANDERSEN, TATE & CARR, P.C.

RECEIVED BY

FEB 11 2014

Planning & Development



Marian C. Adeimy
Attorneys for Applicant

SUP '14 0 2 1

JUSTIFICATION FOR REZONING / CONSTITUTIONAL OBJECTIONS

The portions of the Gwinnett County Zoning Resolution and/or zoning conditions which presently restrict the property which is the subject of this Application of Childress Klein Properties, Inc., as authorized agent for CK Spacemax Stone Mountain, LLC d/b/a SpaceMax Storage (the "Applicant") for the property located at 2055 West Park Place Blvd., Stone Mountain, Georgia (the "Property") to its current zoning and permitted uses are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Gwinnett County Zoning Resolution and/or zoning conditions which presently restrict the property to its current zoning and permitted uses is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner Target Corporation's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

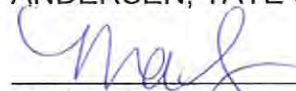
The Property is presently suitable for the proposed special use, as requested by the Applicant, and is not economically suitable for development with only the currently permitted uses. A denial of this Application would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore and contrary to other recent Board of Commissioners actions, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Gwinnett County Board of Commissioners to allow the requested special use and change in conditions, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of a Special Use Permit for the Subject Property or rezoning to some other classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the Special Use Permit Application submitted by the Applicant relative to the Property, as amended, be granted and that the requested special use and change in conditions be permitted on the subject Property as requested therein.

Respectfully submitted this 6th day of February, 2014,

ANDERSEN, TATE & CARR, P.C.



Marian C. Adeimy
Attorneys for Applicant

RECEIVED BY

FEB 11 2014

Planning & Development

SPECIAL USE PERMIT 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.

Mary

2-6-14

Signature of Applicant

Date

Marian C. Adeimy, Attorney for Applicant

Type or Print Name and Title

Ginger Conroy

2-6-14

Signature of Notary Public

Date

Notary Seal



RECEIVED BY


FEB 11 2014

Planning & Development

SUP '14 0 2 1

SPECIAL USE PERMIT 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

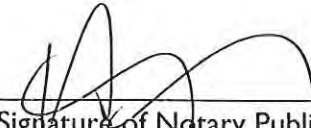
Chris Case
Director Real Estate
Target Corporation

1/27/14

Date

Chris Case
Director Real Estate
Target Corporation

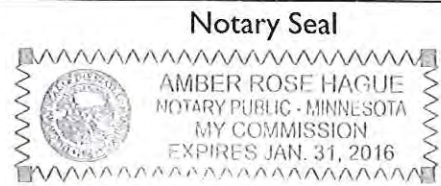
Type or Print Name and Title



Signature of Notary Public

1/27/14

Date



RECEIVED BY
FEB 11 2014
Planning & Development

SUP '14 0 2 1

CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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.

Marilyn 2-6-14 Marian C. Adeimy, Attorney for Childress Klein Properties, Inc.
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Marilyn 2-6-14 Marian C. Adeimy, Attorney for Childress Klein Properties, Inc.
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

GINNEER CONROY 2-6-14
SIGNATURE OF NOTARY PUBLIC 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 Andersen, Tate & Carr, P.C. - See Exhibit "C"
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 SUP '14 0 2 1

FEB 11 2014

EXHIBIT "C"
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS BY ANDERSEN, TATE & CARR, P.C.

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS	DATE CONTRIBUTION WAS MADE
Charlotte Nash, Chairman	\$1,000	February 22, 2011
	\$1,000	November 16, 2011
	\$500	February 20, 2013
Jace Brooks, District 1 Commissioner	\$500	March 15, 2012
	\$500	December 20, 2012
Lynette Howard, District 2 Commissioner	\$1,000	May 25, 2010
	\$1,000	October 27, 2011
Tommy Hunter, District 3 Commissioner	\$1,500	October 1, 2012
	\$500	December 28, 2012
	\$1,500	August 22, 2013
John Heard, District 4 Commissioner	\$1,000	February 16, 2010
	\$1,000	August 25, 2011

RECEIVED BY

FEB 11 2014

Planning & Development

SUP '14 0 2 1

