

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>3100 Medlock Bridge, LLC</u> <u>c/o Mahaffey Pickens Tucker, LLP</u> ADDRESS: <u>1550 North Brown Road, Suite 125</u> CITY: <u>Lawrenceville</u> STATE: <u>Georgia</u> ZIP: <u>30043</u> PHONE: <u>770-232-0000</u>	NAME: <u>Thomas J. Flanigan</u> ADDRESS: <u>30 Ivan Allen Jr. Boulevard, Suite 950</u> CITY: <u>Atlanta</u> STATE: <u>Georgia</u> ZIP: <u>30308</u> PHONE: <u>678-686-2960</u>
CONTACT PERSON: <u>Amanda C. Floyd</u> PHONE: <u>770-232-0000</u> CONTACT'S E-MAIL: <u>afloyd@mptlawfirm.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>92,700 sq. ft.</u>
LAND DISTRICT(S): <u>7th</u> LAND LOT(S): <u>124</u> ACREAGE: <u>1.5 acres</u>
ADDRESS OF PROPERTY: <u>2500 Sever Road, Lawrenceville, Georgia 30043</u>
SPECIAL USE REQUESTED: <u>self-storage facility</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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TRACT - G

All that tract or parcel of land situated and lying in a part of Land Lot 124, 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

COMMENCE at a Gwinnett County survey monument designated as GC1135, said monument having the published state plane coordinates: North 1,455,553.0596, East 2,327,005.1807, Georgia West Zone, North American Datum of 1983, U.S. Survey Feet;
Thence, South 81°58'36" West, a distance of 1,657.51 feet to an "X" scribed at the intersection of the Easterly Right-of-Way line of Interstate 85 (variable width R/W) and the Southerly Right-of-Way line of Old Peachtree Road (variable width R/W) said "X" being the POINT OF BEGINNING of the herein described tract of land; Thence, along the Southerly Right-of-Way line of Old Peachtree Road and along a curve to the right an arc distance of 50.60 feet to a ½" rebar set, said curve having a radius of 7,579.10 feet, a chord bearing South 75°12'33" West, and a chord distance of 50.60 feet; Thence, South 14°26'05" West, leaving said Southerly Right-of-Way line of Old Peachtree Road, a distance of 49.76 feet to a ½" rebar set; Thence, South 44°38'39" West, a distance of 58.91' to a ½" rebar set; Thence, along a curve to the right an arc distance of 145.52 feet to a ½" rebar set, said curve having a radius of 688.11 feet, a chord bearing South 20°25'11" West, and a chord distance of 145.24 feet; Thence, South 73°01'38" East, a distance of 244.57' to a ½" rebar set; Thence, along a curve to the right an arc distance of 32.17 feet to a ½" rebar set, said curve having a radius of 33.00 feet, a chord bearing South 45°08'16" East, and a chord distance of 30.91 feet; Thence, along a curve to the left an arc distance of 4092 feet to a ½" rebar set, said curve having a radius of 42.00 feet, a chord bearing South 45°07'14" East, and a chord distance of 39.32 feet; Thence, South 73°01'56" East, a distance of 207.58 feet to a ½" rebar set; Thence, along a curve to the right an arc distance of 15.76 feet to a ½" rebar set on the Westerly Right-of-Way line of Sever Road (variable width R/W), said curve having a radius of 26.00 feet, a chord bearing South 55°39'40" East, and a chord distance of 15.52 feet; Thence, South 64°16'02" West, along the Westerly Right-of-Way line of Sever Road, a distance of 69.19 feet to a ½" rebar set; Thence, South 25°53'16" East, continuing along the Westerly Right-of-Way line of Sever Road, a distance of 10.00 feet to a ½" rebar set; Thence, continuing along the Westerly Right-of-Way line of Sever Road, and along a curve to the left an arc distance of 64.66 feet to a ½" rebar set, said curve having a radius of 600.00 feet, a chord bearing South 60°53'44" West, and a chord distance of 64.63 feet; Thence, North 73°29'31" West, leaving the Westerly Right-of-Way line of Sever Road, a distance of 464.12 feet to a concrete monument found on the Easterly Right-of-Way line of Interstate 85 (variable width R/W); Thence, North 51°36'13" West, along the Easterly Right-of-Way line of Interstate 85, a distance of 24.76 feet to a concrete monument found; Thence, along the Easterly Right-of-Way line of Interstate 85, and along a curve to the left an arc distance of 282.80 feet to a concrete monument found, said curve having a radius of 678.11 feet, a chord bearing North 26°21'12" East, and a chord distance of 280.76 feet; Thence, North 08°16'21" East, along the Easterly Right-of-Way line of Interstate 85, a distance of 102.10 feet to the POINT OF BEGINNING of the herein described tract of land. Said Tract of land containing 1.61 acres of land more or less.

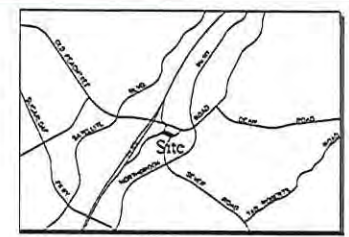
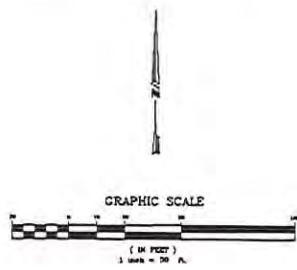
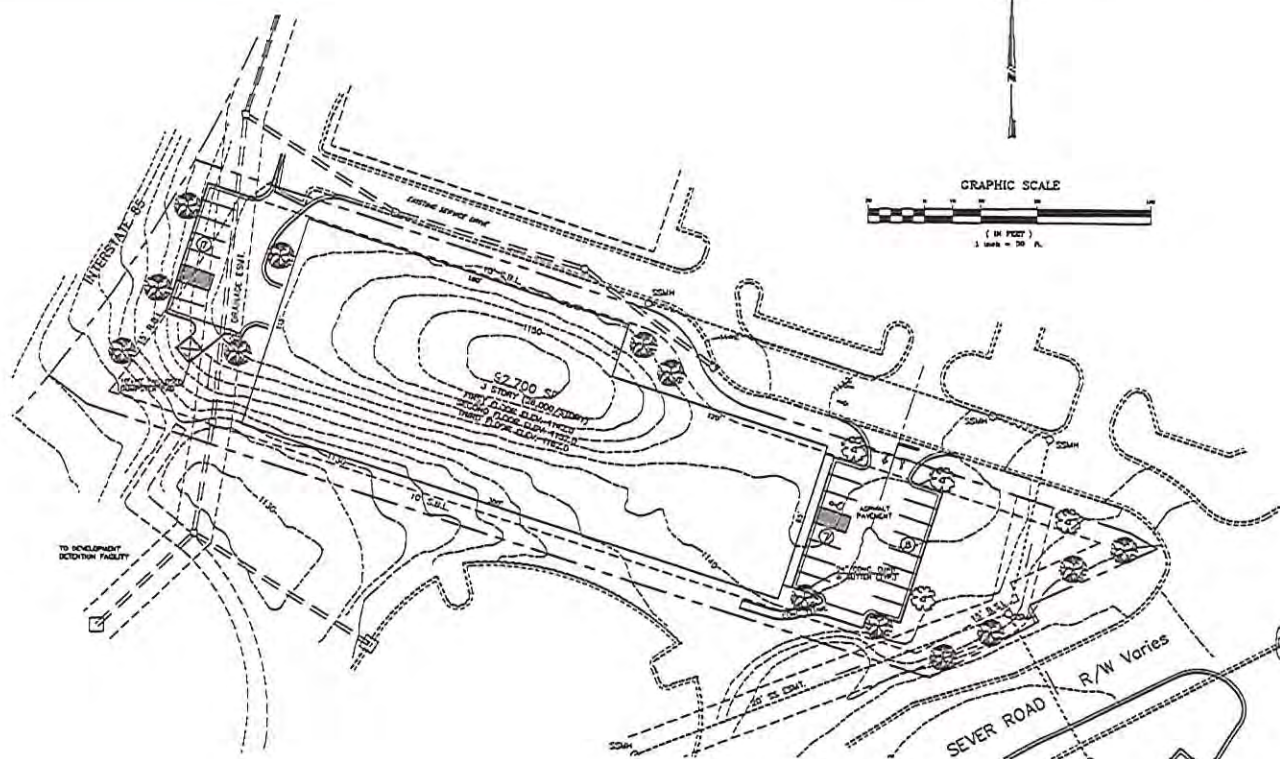
Together with and subject to covenants, easements, and restrictions of record.

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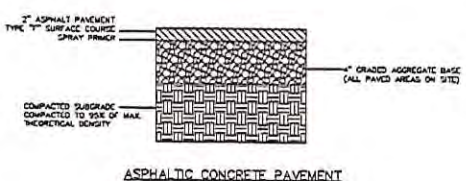


OWNER & DEVELOPMENT NOTES:

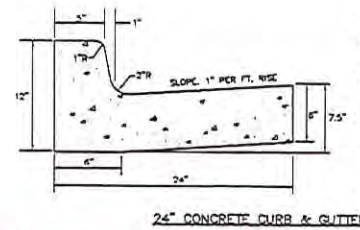
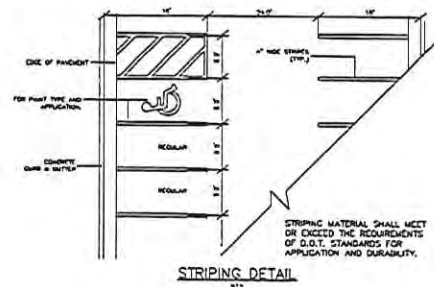
1. Property Location: 2500 SEVER ROAD LAWRENDSVILLE, GA. 30043 PARCEL NO. 7124 034
2. DEVELOPER: 5395 J.C. LLC 3100 WOODLICK BRIDGE ROAD NORCROSS, GA. 30071
3. Designer: PYRAMID EDC CONSULTANTS, INC. 4151 MEMORIAL DRIVE SUITE 210A DECATUR, GA. 30032 PHONE: (404) 297-0750
4. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM CHWNETT COUNTY, GEORGIA (G.I.S.) GEOGRAPHIC INFORMATION SYSTEM.
5. EXISTING STORM DRAINAGE AND SANITARY SEWER SYSTEM FROM CHWNETT COUNTY (G.I.S.) GEOGRAPHIC INFORMATION SYSTEMS.

Development Analysis

PRESENT ZONING	OS-7	ACREAGE	1.5 AC.
USE	STORAGE WAREHOUSE (3 STORY - 40,000 sq ft)		
TOTAL BUILDING SQUARE FEET	42,200 SQ. FT.		
PARKING REQUIRED (MIN. 2.2/1000)	175,000 SQ. FT. (75 HOUSTON)		
EXISTING PAVED AREAS	175,000 SQ. FT.		
PERMITTED WORKING SQUARE FEET	700 (20,000 SQ. FT.)		
TRUCK 12'	BUILDING SWAYBACK		
TRUCK 10'			
TRUCK 8'			



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- NOTE REQUIRED:**
CONCRETE STRENGTH TEST REQUIRED FOR ALL Poured IN PLACE CONCRETE.
- A CORE REPORT IS REQUIRED FOR ASPHALT BINDER AND BASE SECTIONS PRIOR TO FIELD APPROVAL.
- NOTES:**
1. 1/2" PREFORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNING.
 2. MAXIMUM DISTANCE BETWEEN EXPANSIONS JOINTS = 20 FEET
 3. DISTANCE BETWEEN DUMMY JOINTS = 10.0 FEET
 4. CONCRETE STRENGTH = 3000 PSI, SLUMP = 2". FINISH SHALL BE SMOOTHED AND EVDEN WITH A WOODEN FLOAT.

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Concept Plan

Pyramid EDC Consultants, Inc.
Site Engineering & Development Consultants
4151 Memorial Drive
Decatur, GA, 30032
Ph. 404.297.0750
info@pyramidedc.com

REVISIONS	
DATE	REVISIONS

Sever Road Storage Facility
2500 Sever Road
Land Lot 124 - 7th District
Gwinnett County - Georgia

150 NORTH / 150-0036
15 JUL 2014
150-0036

CP-1

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

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached.

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

Please see attached.

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

Please see attached.

- (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:

Please see attached.

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

Please see attached.

- (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:

Please see attached.

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

- (A) Yes, the proposed Special Use Permit Application will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- (B) No, the proposed Special Use Permit Application will not adversely affect the existing use or usability of any of the nearby properties.
- (C) Applicant submits that the property does have reasonable economic use as currently zoned; however, because of the former use of the property, such economic use is enhanced with the approval of the requested SUP. Applicant therefore submits the highest and best use of subject tract is for the Special Use requested.
- (D) No, the proposed Special Use Permit Application will not result in an excessive or burdensome use of the infrastructure systems. The project itself will not have any effect on the school system other than to generate revenue through an increase in the ad valorem taxes on the subject property.
- (E) Yes, the proposed Special Use Permit Application is in conformity with the policy and intent of the Gwinnett County Land Use Plan.
- (F) Applicant submits that the commercial/retail nature of the area provides additional support of this Application. Further, this project will provide revitalization stimulus properties within the area.

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Matthew P. Benson
Shawn F. Bratton
Alissa L. Cummo
Kelly O. Faber
Amanda C. Floyd
J. David Gussio
Gerald Davidson, Jr.*
Jill H. Harris*

Christopher D. Holbrook
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
Kenneth W. Stroud
R. Lee Tucker, Jr.
Wesley C. Turner
*of Counsel

**LETTER OF INTENT FOR
SPECIAL USE PERMIT APPLICATION OF MAHAFFEY PICKENS TUCKER, LLP**

The Applicant, Mahaffey Pickens Tucker, LLP, submits this Special Use Permit Application for the purpose of developing a self-storage facility on an approximate 1.5 acre tract (the "Property") located at 2500 Sever Road, Lawrenceville, Georgia. The Property is currently zoned C-2.

The Applicant respectfully requests a Special Use Permit to allow the development of a self-storage facility on the subject Property. The proposed self-storage facility will consist of 92,700 square feet and will be constructed as a 3-story brick building with a basement. The number of parking spaces proposed to support the facility includes 22 parking spaces.

The development of a self-storage facility on the Property is appropriate for the subject tract and is consistent with developments in the surrounding area. Moreover, the development of a self-storage facility on the Property will afford the owner the opportunity to increase the number of allowed uses on site so as to provide a needed amenity for the surrounding area.

The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 29th day of July, 2014.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022
TELEPHONE 770 232 0000
FACSIMILE 678 518 6880
www.mptlawfirm.com

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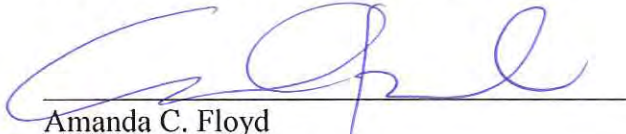
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Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Amanda C. Floyd
Attorney for Applicant

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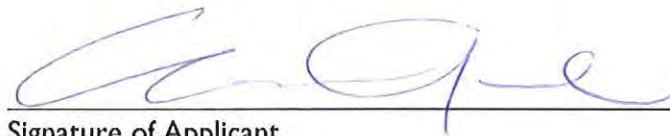
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.



Signature of Applicant

6/26/14

Date

Amanda C. Floyd, Attorney for Applicant

Type or Print Name and Title



Signature of Notary Public

6.26.14

Date



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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.

LIT/Hodges Industrial Trust, a Maryland real estate investment trust

By: Thomas J. Flanigan, SVP

Signature of Property Owner

July 7, 2014

Date

Thomas J. Flanigan, SVP

Type or Print Name and Title

Lisa Turentine

Signature of Notary Public

July 7, 2014

Date



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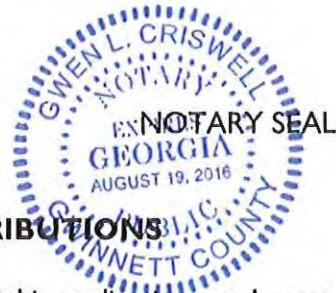
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 6/26/14 Amanda C. Floyd, Attorney for Applicant
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 6/26/14 Amanda C. Floyd, Attorney for Applicant
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 6.26.14
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 3100 Medlock Bridge, LLC
YOUR NAME

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

NAME AND OFFICIAL 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.

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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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[Signature] 6/26/14 Amanda C. Floyd, Attorney for Applicant
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] 6/26/14 Amanda C. Floyd, Attorney for Applicant
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

[Signature] 6.26.14
 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 Mahaffey Pickens Tucker, LLP
 YOUR NAME

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

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

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

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING/CHANGE IN
CONDITIONS AND SPECIAL USE PERMIT APPLICATIONS**

MAHAFFEY PICKENS TUCKER, LLP

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Jace Brooks	\$1000	07/02/2012
Tommy Hunter	\$1000	09/06/2012
John Heard	\$ 500	10/24/2012
Tommy Hunter	\$ 500	10/30/2012
Tommy Hunter	\$1000	08/22/2012
John Heard	\$1000	01/09/2014
Lynette Howard	\$1000	03/20/2014

LEE TUCKER, ATTORNEY AT LAW, PC

<u>NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL</u>	<u>CONTRIBUTIONS</u>	<u>DATE</u>
Jace Brooks	\$ 500	07/02/2012

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Updated 04/04/2014

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.**

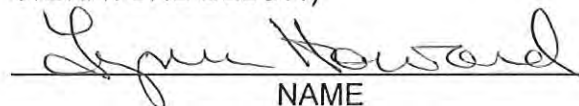
PARCEL I.D. NUMBER: 7 _____ - 124 _____ - 084 _____
(Map Reference Number) District Land Lot Parcel

 _____ 7/29/14 _____
Signature of Applicant Date

Amanda C. Floyd, Attorney for Applicant _____
Type or Print Name and Title

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)

 _____ TSA-1 _____
NAME TITLE

7-29-14 _____
DATE