CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: MELIANN ENTERPRISE INC.	NAME: NINA PUNTKATTALEE
ADDRESS: 900 CRANBROOK GLEN LN.	ADDRESS: 900 CRANBROOK GLEN LN.
CITY: SNELLVILLE	CITY: SNELLVILLE
STATE: GA ZIP: 30078	STATE: GA ZIP: 30078
PHONE:	PHONE: 770-298-1603

CONTACT PERSON: PRASERT PUNTKATTALEE PHONE: 678-571-5527

CONTACT'S E-MAIL: ppuntkattalee@gmail.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☑ PROPERTY OWNER ☐ CONTRACT PURCHASER

ZONING DISTRICTS(S): M-1 PRIOR ZONING CASE: M-1 (RZ-93-146)

LAND DISTRICT(S): 6th LAND LOT(S): 6-195 lot 4 block A ACREAGE: 1.807

ADDRESS OF PROPERTY: 2005 CENTER PLACE NORCROSS GA 30093

PROPOSED CHANGE IN CONDITIONS: outdoor storage needed.

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS:	NO. OF BUILDINGS/LOTS: 1
DWELLING UNIT SIZE (Sq. Ft.):	TOTAL GROSS SQUARE FEET: 17,400 sq.ft.
GROSS DENSITY:	DENSITY:
NET DENSITY:	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK 15802 PG0107

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
$216.50
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
98 APR -9 PM 2:00
TOM LAWLER, CLERK

Return to:
Kenneth D. Rutan, P.C.
2862 Buford Highway, Suite 103
Duluth, GA 30096
1755

LIMITED WARRANTY DEED

STATE OF MISSOURI
COUNTY OF JACKSON

This Indenture made this 27th day of March in the year One Thousand Nine Hundred Ninety-Eight between The Zimmer Companies, Inc., a Missouri corporation, successor by name change to A. W. Zimmer & Company as party or parties of the first part, hereinunder called Grantor, and Meliann Enterprise Inc., a Georgia corporation as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 195 of the 6th District of Gwinnett County, Georgia and being known and designated as Lot 4-A on a Resubdivision Plat for: Lot 3, Block A, Oakwood Center, prepared by Construction Engineering Associates, Milton Robert Lemon, Georgia R.L.S. No. 1439, and dated January 7, 1998, which plat is recorded in Plat Book 76, Page 288, Office of the Clerk of the Superior Court of Gwinnett County, Georgia, and incorporated herein by this reference and made a part hereof, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE; subject only to the matters hereinafter referred to as "Permitted Exceptions" set forth in Exhibit "B" attached hereto and incorporated herein by reference, provided; however, that reference to said Permitted Exceptions shall not operate to reimpose same on the within described property.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding, or claiming by, through, or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

The Zimmer Companies, Inc., successor by name change to A. W. Zimmer & Company

Signed, sealed and delivered in the presence of:

Barbara A. Thomas
Witness

Sharon L. Sawaya
Notary Public

My Commission Expires: June 6, 1999

(Notary Seal)

SHARON L. SAWAYA
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: June 6, 1999

By: [signature]

Name: HUGH J. ZIMMER

Title: CHAIRMAN - CEO

Attest: Cheryl A. Brookins

Name: Cheryl A. Brookins

Title: Secretary

(Corporate Seal)

614084

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BK 15802 PG0108

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 195 of the 6th District of Gwinnett County, Georgia and being known and designated as Lot 4-A on a Resubdivision Plat for: Lot 3, Block A, Oakwood Center, prepared by Construction Engineering Associates, Milton Robert Lemon, Georgia R.L.S. No. 1439, and dated January 7, 1998, which plat is recorded in Plat Book 76, Page 288, Office of the Clerk of the Superior Court of Gwinnett County, Georgia and incorporated herein by this reference and made a part hereof, and being more particularly described as follows:

Begin at an iron pin set on the northwesterly right of way line of Center Place (80' R/W) a distance of 425.21 feet southwesterly from the intersection of the northwesterly right of way line of Center Place with the westerly right of way line of Live Oak Parkway if measured along the northwesterly right of way line of Center Place; run thence southwesterly along the northwesterly right of way line of Center Place and following the curvature thereof an arc distance 79.45 feet to an iron pin found (said arc having a radius of 390.00 feet and being subtended by a chord bearing South 54 degrees 33 minutes 34 seconds West and having a chord distance of 79.31 feet); thence run South 48 degrees 43 minutes 23 seconds West along the northwesterly right of way line of Center Place a distance of 123.20 feet to an iron pin found; run thence southwesterly along the northwesterly right of way line of Center Place and following the curvature thereof an arc distance of 9.17 feet to an iron pin found (said arc having a radius of 12.00 feet and being subtended by a chord bearing South 70 degrees 36 minutes 15 seconds West and having a chord distance of 8.94 feet); run thence southwesterly along the northwesterly right of way line of Center Place and following the curvature thereof an arc distance of 76.82 feet to an iron pin set (said arc having a radius of 60.00 feet and being subtended by a chord bearing South 55 degrees 48 minutes 40 seconds West and having a chord distance of 71.68 feet); thence departing the northwesterly right of way line of Center Place run North 70 degrees 52 minutes 05 seconds West a distance of 255.25 feet to a point; run thence North 49 degrees 11 minutes 30 seconds East a distance of 370.00 feet to an iron pin found; run thence North 40 degrees 48 minutes 30 minutes West a distance of 17.00 feet to an iron pin found; run thence North 49 degrees 11 minutes 55 seconds East a distance of 35.68 feet to a point; run thence South 41 degrees 40 minutes 26 seconds East a distance of 255.89 feet to an iron pin set at the point and place of beginning.

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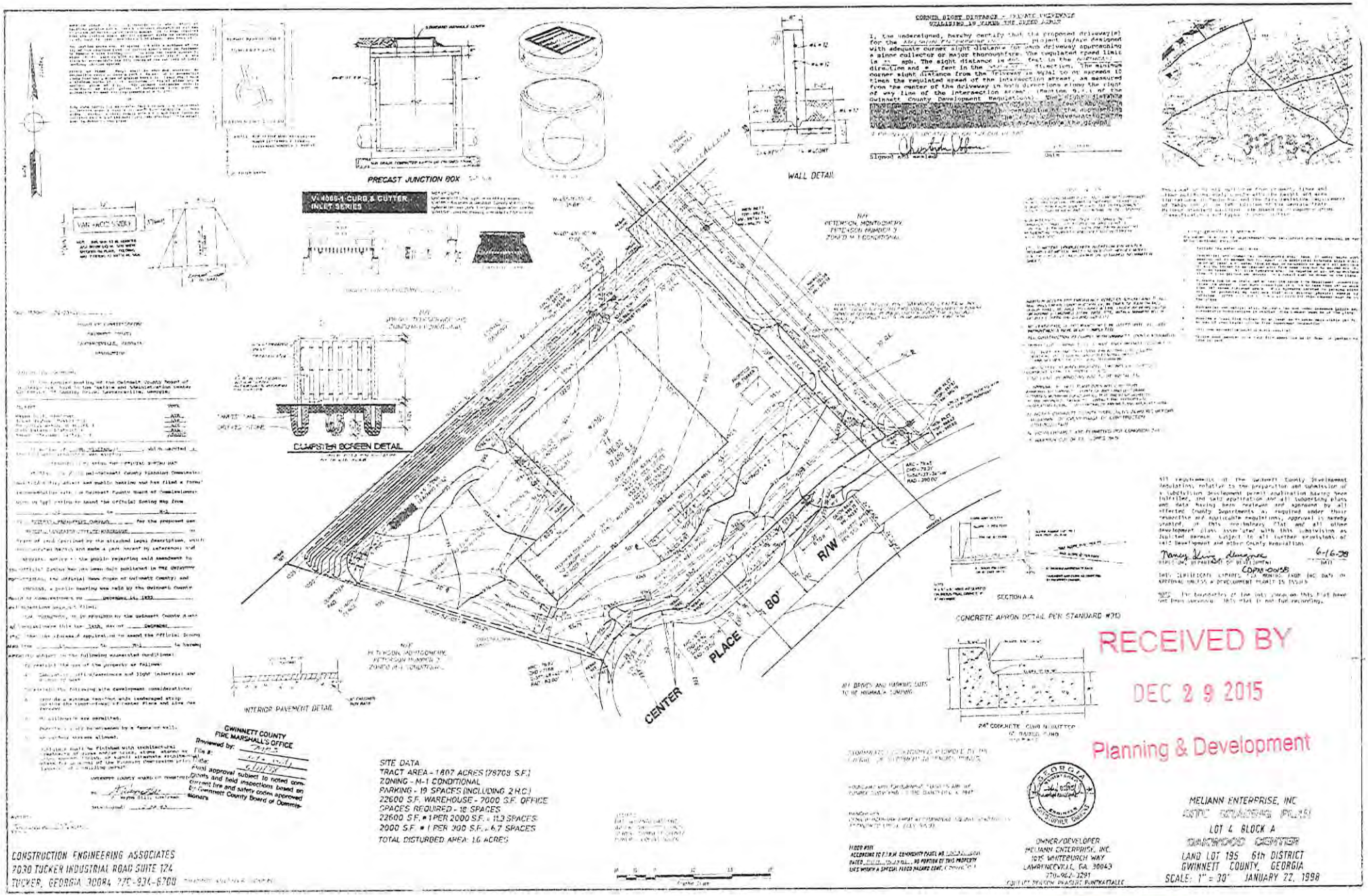

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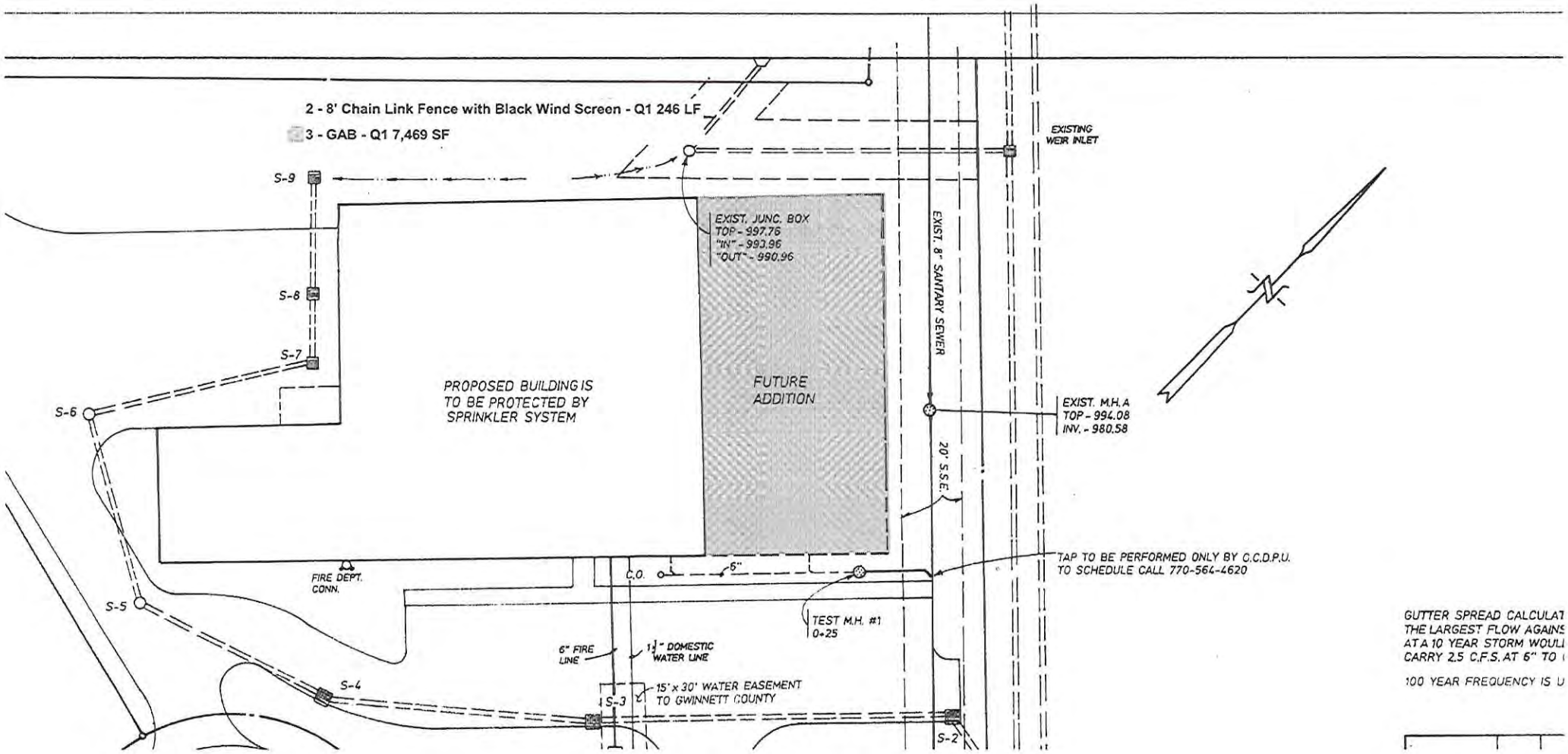

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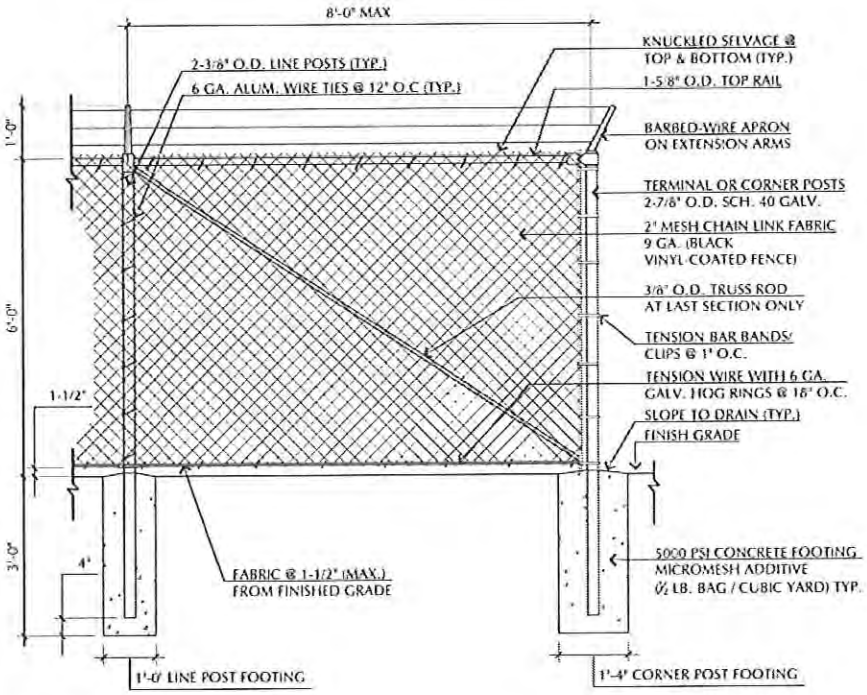
FENCE DETAIL



NOTES:
1. ALL FENCE FABRIC IS BLACK VINYL-COATED.
2. TOP AND BOTTOM OF CHAINLINK FABRIC SHALL HAVE KNUCKLED SELVAGE.
3. PULL FABRIC TAUT AND SECURELY TIE TO POSTS AND RAILS.
4. TAIL OF TIE SHALL ALWAYS BE PULLED AGAINST POSTS AND LOCKED UNDER.
5. TIES SHALL BE SECURED TO FABRIC WITHIN A MAX. OF ½" OF POSTS OR RAILS.
6. END OF THE TIE SHALL EXTEND A MIN. OF ½" BEYOND LOOP.
7. TIES SHALL MATCH OR EXCEED THE FABRIC GAUGE, SPACED 12" O.C.

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CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes

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

No.

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

yes

(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:

No

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

yes

(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:

No.

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Outside Storage Request for **2005 Center Place, Norcross GA 30093**

We propose to install to fence and gravel the North East side of the building at 2005 Center Place Norcross, GA 30093. This will include approximately 250 LF of 6' chain link fence which will be covered in black wind screen. There will be one set of 10' access gates at the front of the property. The area inside the fence will be approximately 7,500 SF and will be covered in GAB. The front of the fence parallel to the building façade will be planted with a 4-6' tall hedge of evergreen shrubs. These will be arborvitae or something similar that will eventually grow together to form a hedge in front of the fence that will be grow taller than the fence line. This will shield the view of the fence at the front of the building. Please see attached site plan for proposed area.

The purpose of the fenced area would be to store construction equipment including but not limited to skid steers, mini-excavators, back-hoes, and associated implements. In addition connex boxes may be stored in the yard for small tool and record storage. Finally, occasionally landscape and construction material may be delivered to the yard for temporary storage. These items could include but are not limited to stone, plant material, soil and mulch. All of this material would be stored below the fence line besides the occasional tree that would be stored for a very limited time frame.

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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.

12/29/2015

Signature of Applicant — Date

PRASERT PUNTKATTALEE, Vice President

Type or Print Name and Title

MIYEON BROTHERTON
Notary Public - State of Georgia
Fulton County
My Commission Expires Dec 29, 2018

Miyeon Brotherton — 12/29/15

Signature of Notary Public — Date — Notary Seal

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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.

Nina Puntkattalee — 12-29-15

Signature of Property Owner — Date

NINA PUNTKATTALEE — PRESIDENT

Type or Print Name and Title

MIYEON BROTHERTON
Notary Public - State of Georgia
Fulton County
My Commission Expires Dec 29, 2018

Miyeon Brotherton — 12/29/15

Signature of Notary Public — Date — Notary Seal

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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	Date	Type of Print Name and Title
	12/29/2015	PRASERT PUNTKATTALEE, V.P.
N/A	—	—

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title

Signature of Notary Public	Date	Notary Seal
Myeon Brotherton	12/29/15	MIYEON BROTHERTON Notary Public - State of Georgia Fulton County My Commission Expires Dec 29, 2018

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 NINA PUNTKATTALEE
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.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR CHANGE IN CONDITIONS

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: (Map Reference Number)

District	Land Lot	Parcel
GV CID 01	L4 BA	R6195 196

Signature of Applicant — Date: 12/29/2015

PRASERT PUNTKATTALEE, Vice President

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)

Robin Beck — NAME

TSA I — TITLE

12-29-2015 — DATE

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