

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Label Technologies Inc.</u> <u>c/o Mill Creek Consulting</u>	NAME: <u>Res-Ga Wellington Lake, LLC</u>
ADDRESS: <u>4480 Commerce Dr., Suite A</u>	ADDRESS: <u>Same</u>
CITY: <u>Buford</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: _____ ZIP: _____
PHONE: <u>770-614-6511</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 614-6511</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:		
<input type="checkbox"/> OWNERS AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT (S): <u>M-1</u>		PRIOR ZONING CASE: <u>SUP-04-083 & 084</u>
LAND DISTRICT (S): <u>7</u>	LAND LOT (S): <u>168</u>	ACREAGE: <u>4.997</u>
ADDRESS OF PROPERTY: <u>645 Satellite Boulevard</u>		
PROPOSED DEVELOPMENT: <u>Manufacturing Plant for Labels and Packaging</u>		
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:	
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/UNITS: <u>1</u>	
DWELLING UNIT SIZE (SQ. FT.): _____	TOTAL GROSS SQUARE FEET: <u>22,600</u>	
GROSS DENSITY: _____	DENSITY: <u>4,522.71 sq. ft./acre</u>	
NET DENSITY: _____		

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

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Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 168, 7th District, Gwinnett County, Georgia, being more particularly described as follows:

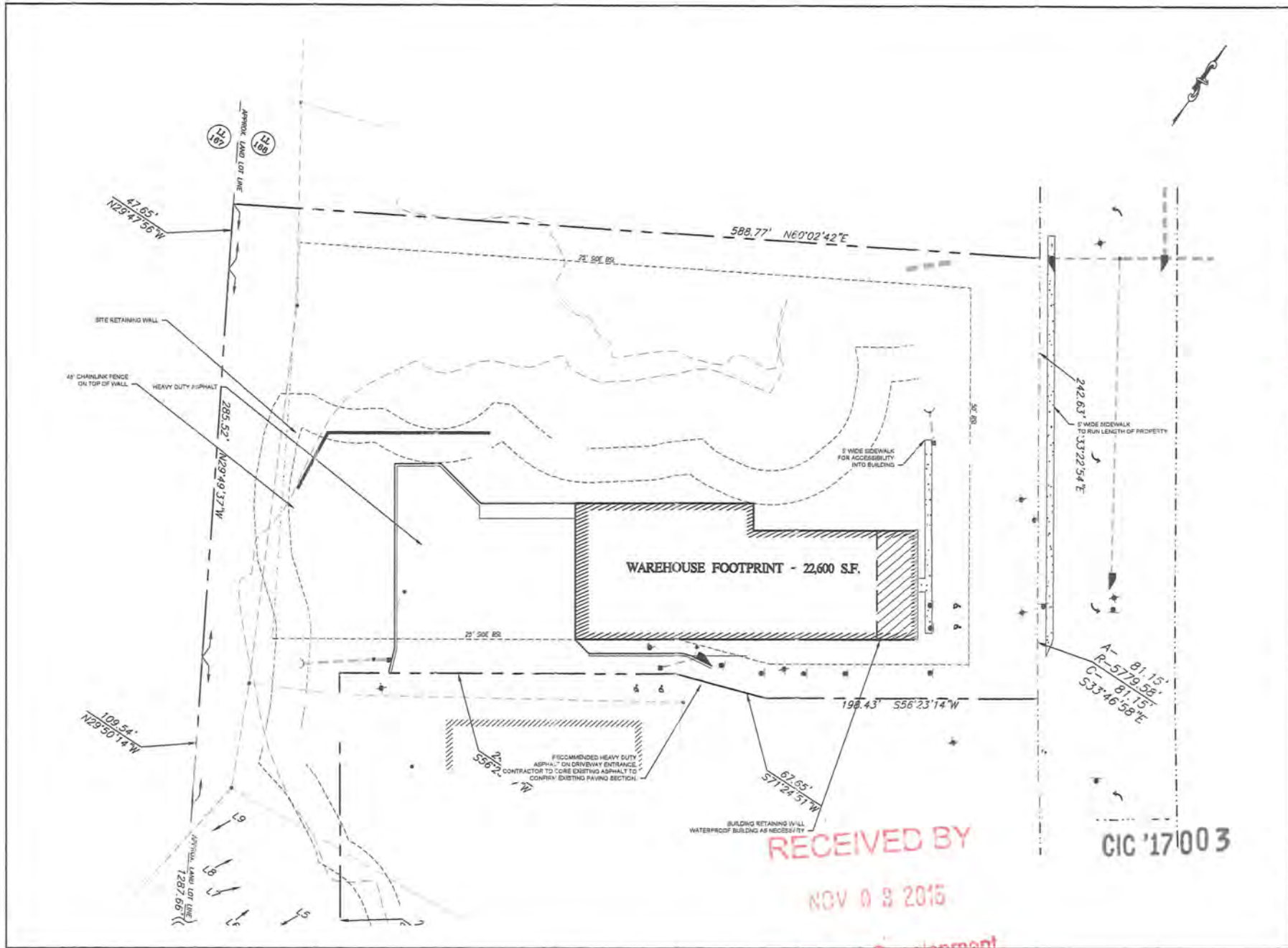
COMMENCING at the Land Lot corner common to Land Lots 153, 154, 167 and 168; thence along the Land Lot Line common to Land Lots 167 and 168 a distance of 1287.66 feet to a point located on the intersection of said Land Lot Line and centerline of creek, that is the **POINT OF BEGINNING**; thence continuing along said Land Lot Line North 29°50'14" West a distance of 109.54 feet to a point; thence continuing along said Land Lot Line North 29°49'37" West a distance of 285.52 feet to a point; thence continuing along said Land Lot Line North 29°47'56" West a distance of 47.65 feet to a point; thence leaving said Land Lot Line North 60°02'42" East a distance of 588.77 feet to a point located on the southwestern right of way of Satellite Boulevard (100 feet right of way); thence along said right of way South 33°22'54" East a distance of 242.63 feet to a point; thence continuing along said right of way 81.15 feet along a curve to the left, said curve having a chord of South 33°46'58" East 81.15 feet and a radius of 5779.58 feet to a point; thence leaving said right of way South 56°23'14" West a distance of 198.43 feet to a point; thence South 71°24'51" West a distance of 67.65 feet to a point; thence South 56°23'37" West a distance of 245.16 feet to a point; thence South 33°56'20" East a distance of 245.86 feet to a point to a point located at the centerline of creek; thence along said centerline of creek following courses and distances: South 70°57'22" West a distance of 5.86 feet to a point; thence South 81°36'52" West a distance of 30.90 feet to a point; thence North 28°17'10" West a distance of 30.39 feet to a point; thence North 47°18'21" West a distance of 9.94 feet to a point; thence South 81°34'18" West a distance of 29.51 feet to a point; thence North 88°12'10" West a distance of 17.64 feet to a point; thence North 30°42'27" West a distance of 22.54 feet to a point; thence North 66°42'43" West a distance of 27.23 feet to a point; thence North 72°49'20" West a distance of 32.54 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 4.997 Acres.

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WAREHOUSE FOOTPRINT - 22,600 SF.

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ON SITE
CIVIL GROUP

2000 SATELLITE BLVD., SUITE 100, LAWRENCEVILLE, GA 30046
WWW.ONSITECIVIL.COM
PH: 770-962-2211 FAX: 770-962-2212

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC



NO.	DATE	DESCRIPTION



PREPARED FOR:
LUCKETT ARCHITECTS, LLC

SATELLITE BLVD.
LPI WAREHOUSE
LAND LOT 168, 7TH DISTRICT
GWINNETT COUNTY, GEORGIA

SITE PLAN

DATE: 8/16/15
PROJECT: 17003

SHEET C 401

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STANDARDS GOVERNING 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE WITHOUT THE CHANGE IN CONDITIONS.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

THE SUBJECT PROPERTY IS DESIGNATED AS PREFERED OFFICE.

(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 REZONING:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of 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, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Label technologies, Inc. (LTI), requests a Change in Conditions from case SUP-04-083 and 084 that restricts the use of the property at 645 Satellite Boulevard to a nursing home and a church. LTI currently leases production space in the immediate area and desires to build and own its own facility. The site is proposed to share an entrance with the church next door and with the different use times there should be very minimal traffic interaction with the 2 different uses. The applicant also proposes to provide the required 50 foot buffer adjacent to the residentially zoned property along the rear.

LTI is a specialty manufacturer of PTFE based venting products for automotive, consumer, industrial and medical devices. They currently have 16 employees and are excited to be able to find this property and be able to stay in the Gwinnett County, Suwanee area and grow their business.

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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.

B. D. Tapp 10-28-16
Signature of Applicant Date

BRIAN D. TAPP PRESIDENT
Type or Print Name and Title

Jeri Ann Peewy 10/28/16
Signature of Notary Public Date



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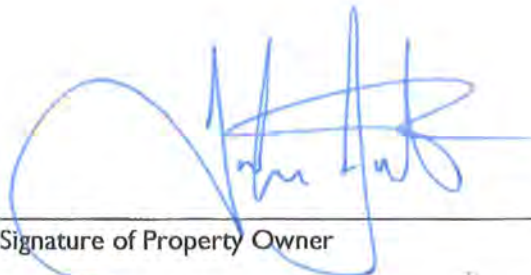
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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

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.


Signature of Property Owner

11-2-16
Date

John Fredericks, Asset Manager
Type or Print Name and Title


Signature of Notary Public

11/2/16
Date



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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: 7 - 168 - 084
(Map Reference Number) District Land Lot Parcel

B. D. Tapp Signature of Applicant 10-28-16 Date

BRIAN D. TAPP 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)

Kate Murphy NAME TSA I TITLE
11-1-16 DATE

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This is a true and correct copy of a
Gwinnett County Property Tax
for the year of 2016
Richard Steele
Tax Commissioner
Date 11-1-16